

CITY OF VANCOUVER

REGULAR COUNCIL MEETING

A Regular meeting of the Council of the City of Vancouver was held on Tuesday, March 7, 1972, in the Council Chamber, at approximately 9:30 a.m.

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome,
Hardwick, Linnell, Phillips,
Rankin and Sweeney.

ABSENT: Alderman Calder
Alderman Wilson (on civic business)

CLERK TO THE COUNCIL R. Thompson.

PRAYER

The proceedings in the Council Chamber were opened with prayer.

ACKNOWLEDGMENT

His Worship the Mayor acknowledged the presence in the Council Chamber of students from Sir Winston Churchill Secondary School, under the direction of Miss Beck.

'IN CAMERA' MEETING

The Council agreed to an 'In Camera' meeting later this day.

ADOPTION OF MINUTES

MOVED by Alderman Hardwick,
SECONDED by Alderman Bird,
THAT the Minutes of the Regular Council meeting (including 'In Camera'), dated February 22, 1972, be adopted.

- CARRIED.

COMMITTEE OF THE WHOLE

MOVED by Alderman Bird,
SECONDED by Alderman Linnell,
THAT the Council resolve itself into Committee of the Whole, His Worship the Mayor in the Chair.

- CARRIED.

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS

A. Fairview Slopes Rezoning

Council considered the Board of Administration report, dated March 3, 1972, in regard to Fairview Slopes Rezoning, which reads as follows:

.(continued)

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS (cont'd)

Fairview Slopes Rezoning
(continued)

"The Board of Administration has received a report dated February 22, 1972 from the Director of Planning and Civic Development in his capacity as Chairman of the Technical Planning Board regarding Fairview Slopes Rezoning, which is attached for the information of Council.

Vancouver City Council on January 13, 1970 instructed the Technical Planning Board to:

'Bring forth proposed amendments to the Zoning and Development By-law to permit the development of residential and commercial uses on the Fairview Slopes (generally north of the lane south of Broadway to 6th Avenue between Granville and Cambie Streets).'

Following the Technical Planning Board's recommendations for a 43-acre mixed use CRM-1 Zone, a public hearing was held on March 25, 1971. Of some thirteen delegations, the local ratepayers association favoured the CRM-1 proposals, while many others favoured lower height limits and more diversification of housing and population types.

Council subsequently has reviewed reports from the False Creek consultants and the Director of Planning and Civic Development dealing with the development of the entire False Creek area. During the recent discussion of an industrial Development Permit Application January 5, 1972, Council resolved:

'THAT the Director of Planning be instructed to report back prior to the end of February 1972 on the CRM-1 zoning for the Fairview Slopes.'

The Director has reported through the Technical Planning Board, as is required in the case of a rezoning proposal. The studies have concluded that two separate zoning districts will be required. The designation CRM-3 has been given to the zoning previously described as CRM-1 at the suggestion of the Special Committee on False Creek as densities permitted by this zoning are comparable to the existing RM-3 zoning. The zoning to cover the part of the area recommended for low rise development has been designated CRM-2.

The proposed rezoning is in accordance with guidelines being prepared for the False Creek area and the City's consultants, Thompson, Berwick, Pratt and Partners, are in agreement with the form of development.

The CRM-2 zoning is experimental because it has proved virtually impossible to devise a set of precise regulations for the 'low profile' which will accommodate all variations of forms of development which could be described as following the 'Terrace Principle'. The CRM-2 zoning, therefore, is based upon an existing district schedule, but in order to facilitate a high degree of flexibility, all major uses are CONDITIONAL. In this case, approval by City Council would be required for all forms of development which vary the basic regulations. It is hoped that this flexibility will permit designs suitable to the special nature of the area, thereby taking advantage of the topography and location. If many developers utilize this discretion, the analysis of development permit applications will increase the work load upon City staff and increase the number of reports to City Council. However, it is felt that the form of development and experience gained will offset the disadvantages. Because of the experimental nature of the regulations, the report suggests that there should be a mandatory review within a two-year period to determine if the introduction of this new procedure has proved successful administratively and whether it will be necessary to amend or possible to introduce more specific regulations. Until such review is carried out, it is suggested that the CRM-2 or CRM-3 district schedules not be introduced in any other areas of the City.

(continued)

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS (cont'd)

Fairview Slopes Rezoning
(continued)

The Technical Planning Board recommends that:

1. The Director of Planning be instructed to make application to amend the text of Zoning and Development By-law No. 3575 to include a CRM-3 Commercial/Multiple Dwelling District Schedule as set out in the attached draft.
2. The Director of Planning be instructed to make application to amend the text of Zoning and Development By-law No. 3575 to include a CRM-2 Commercial/Multiple Dwelling District Schedule as set out in the attached draft.
3. The Director of Planning be instructed to make application to amend Zoning and Development By-law No. 3575 in order to rezone approximately 21 acres comprising Blocks 292, 298, 299, 312, 313, 317, 318, D.L. 526 from M-1 and M-2 Industrial Districts to a CRM-3 Commercial/Multiple Dwelling District.
4. The Director of Planning be instructed to make application to amend Zoning and Development By-law No. 3575 in order to rezone approximately 22 acres comprising Blocks 293-297 and 314-316, D.L. 526 from an M-1 Industrial District to a CRM-2 Commercial/Multiple Dwelling District.
5. The Corporation Counsel be instructed to prepare the necessary draft by-law amendments.
6. The draft by-law amendments be submitted for the consideration of Council at a Public Hearing after report from the Vancouver City Planning Commission.
7. If proposals are adopted by Council with or without amendment, the Director of Planning be instructed to carry out an automatic review of both the CRM-2 and CRM-3 provisions after the respective Schedules have been in effect for a period of two years (or earlier if required).

Your Board

RECOMMENDS that the foregoing recommendations of the Technical Planning Board be approved."

A representative of the Planning Department gave an explanation of the report and the recommendations contained therein.

MOVED by Alderman Broome,

THAT the recommendations in the foregoing Board of Administration report be approved.

- CARRIED.

B. Kitsilano: RM-3 Medium Density
Multiple Dwelling District
Limitation of Height of Buildings

The Board of Administration, under date of March 3, 1972, reported as follows:

'Your Board has received the attached report dated March 1, 1972 from the Director of Planning and Civic Development in response to Council's resolution of February 22, 1972:

(continued)

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS (cont'd)

Kitsilano: RM-3 Medium Density
Multiple Dwelling District
Limitation of Height of Buildings
(continued)

"THAT the Director of Planning and Civic Development report in two weeks time with suggestions respecting limiting of heights in the following areas:

- (a) area north of Cornwall Street,
- (b) lower areas south of Cornwall Street."

The Director of Planning and Civic Development recommends:

- "1. THAT the Director of Planning and Civic Development be instructed to make application to amend the text of Zoning and Development By-law No. 3575 to include an RM-3A Multiple Dwelling District Schedule to include the uses as now permitted in the RM-3 Multiple Dwelling District Schedule but with the regulations as now contained in the RM-3 District Schedule varied to restrict maximum height of buildings to 35 feet.
2. THAT the Director of Planning and Civic Development be instructed to make application to amend Zoning and Development By-law No. 3575 to rezone the lands as shown on the attached map from RM-3 Medium Density Multiple Dwelling District to RM-3A Multiple Dwelling District.
3. THAT the Corporation Counsel be instructed to prepare the necessary draft by-law amendments.
4. THAT the draft by-law amendments be submitted for consideration of Council at a Public Hearing after report from the Vancouver City Planning Commission.
5. THAT a Council Committee be appointed to negotiate with the developer of 2280 Cornwall Avenue.
6. THAT the Director of Planning and Civic Development be instructed to include recommendations for appropriate action in other reports dealing with rezoning and development control.

(The question of height control for the Downtown Peninsula is being dealt with in Downtown and West End Policy Guidelines and Zoning Study.)"

Your Board RECOMMENDS that the foregoing recommendations of the Director of Planning and Civic Development be approved. '

The Director of Planning and Civic Development explained the recommendations in the foregoing report.

It was noted that delegation requests had been received, as follows:

Kitsilano Area Resources Council;
Certain RM-3 Property Owners;
Kitsilano Ratepayers' Association

(continued)

REPORT REFERENCE AND BOARD OF ADMINISTRATION REPORTS (cont'd)

Kitsilano: RM-3 Medium Density
Multiple Dwelling District
Limitation of Height of Buildings
(continued)

MOVED by Alderman Sweeney,

THAT the foregoing recommendations in the Board of Administration report on this matter be approved, and those wishing to appear as delegations be heard at the Public Hearing.

- CARRIED.

MOVED by Alderman Hardwick,

THAT the communications on this subject be received, and the Kitsilano Area Resources Council's request to appear also in regard to the specific construction at 2280 Cornwall Avenue be referred to the Council's Special Committee, on the understanding that this Committee will hear the delegation.

- CARRIED.

UNFINISHED BUSINESSDelegation Matters

It was agreed to defer the following matters pending the hearing of delegations later this day:

- (a) 2938 Fraser Street
Basement Dwelling Unit;
- (b) Rezoning: S/S of West 13th Ave.
between Laurel and Oak Streets;
- (c) Alpha & Omega Order.

1943 Bickle-Seagrave
Fire Engine

Council agreed that, as requested, delegations be heard at a later date.

COMMUNICATIONS OR PETITIONS

1. Four Seasons Property:
Entrance to Stanley Park

A communication was received from the Chairman of the 'Save the Entrance to Stanley Park Committee,' asking for an opportunity to appear before Council when Alderman Wilson's motion re the Four Seasons property at the entrance to Stanley Park is being discussed.

It was noted that Alderman Wilson will not be available until next Council meeting. Therefore, it was agreed to defer consideration of the motion to the next meeting, at which time the delegation be heard.

COMMUNICATIONS OR PETITIONS (cont'd)

2. Assessment of Properties
 Not Maintained

Council noted a communication from Mr. G. J. Hyde in respect of the subject matter, and agreed to hear a delegation at a later meeting.

3. Annual Civic Dinner

A communication was received from His Worship the Mayor, under date of February 29, 1972, recommending that authority be granted to hold the Annual Civic Dinner in honour of Freemen and members of Public Boards and Commissions, with arrangements being left in the hands of the Entertainment and Civic Recognition Committee.

MOVED by Alderman Bird,

THAT His Worship the Mayor's recommendation be approved.

- CARRIED.

4. Evening Meetings

The Council noted the monthly report of the City Clerk, under date of February 25, 1972, with respect to evening meetings, in which it is recommended the Mayor be authorized, as considered advisable, to arrange night meetings of Council on subjects of zoning and local improvements.

MOVED by Alderman Hardwick,

THAT matters of considerable public interest, in the nature of zoning and Court of Revision re local improvement matters, continue to be brought before Council for evening meeting determination.

- CARRIED.

MOVED by Alderman Sweeney,

THAT Public Hearings in regard to rezoning in the Fairview and Kitsilano Slopes areas be held in the evenings, at suitable locations.

- CARRIED.

5. Senior Citizens'
 Home Owners Grant

Pursuant to Council's resolution of February 8, 1972, congratulating the Provincial Government on its plan to provide assistance to home owners over 65 years of age, and requesting the Provincial Government to consider granting similar assistance to Senior Citizens who rent accommodation, advice was received from the Provincial Prime Minister's office, acknowledging receipt of His Worship the Mayor's letter of February 23, 1972, conveying this position of Council.

(continued)

COMMUNICATIONS OR PETITIONS (cont'd)

Senior Citizens'
Home Owners Grant (cont'd)

MOVED by Alderman Phillips,

THAT this acknowledgment be received, and appreciation be expressed to the Provincial Prime Minister in having made provision for Senior Citizens who rent accommodation.

- CARRIED.

6. Sale of Inhalants and
Bay Rum to Juveniles

Pursuant to Council's resolution of January 25, 1972, letters were received from the Minister of Justice, Ottawa, and the Assistant Deputy Minister, Health Protection Branch, Ottawa, setting out the difficulties in complying with the Council resolution in respect of prohibition of sale of inhalants and bay rum to juveniles, and banning the sale of such products as nail polish remover.

MOVED by Alderman Bird,

THAT these communications be received.

- CARRIED.

7. Per capita Grant
to Municipalities

On February 15, 1972, Council took action to request a delegation be heard by the Provincial Prime Minister, in respect of an increase in the per capita grant to municipalities, to take care of inflationary increases which have taken place since the last per capita grant increase. A communication, dated February 28, 1972, was received from the Deputy to the Prime Minister, setting out the Province's position, and concluded it is not possible for a delegation to be heard at this time.

A communication on the subject was also received from Mr. E. Wolfe, M.L.A. for Vancouver Centre.

MOVED by Alderman Adams,

THAT these communications be received.

- CARRIED.

8. Third Crossing of Burrard
Inlet - Public Hearing

A request was noted from the Chairman of the Citizens Co-ordinating Committee for Public Transit, setting out views regarding the proposed Hearing in connection with the Third Crossing of Burrard Inlet, and asking the Council to hear a delegation at this Council meeting.

MOVED by Alderman Adams,

THAT this communication be received.

- CARRIED.

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COMMUNICATIONS OR PETITIONS (cont'd)

9. Dumping in
Harbour Areas

A communication was noted from Mr. W. G. Rathie, Member of the National Harbours Board, enclosing a copy of an advertisement, with the intent to halt indiscriminate dumping that could result in a change in the water areas under the Board's jurisdiction.

Advice is requested regarding any special restrictions, plans, developments or proposals that Vancouver may have which would affect, or be affected by, the National Harbours Board action.

The requirement respecting new permits supersedes all previous permission to fill which may have been granted.

MOVED by Alderman Adams,

THAT this communication be received, and directed to the City Engineer and Director of Planning and Civic Development for appropriate action.

- CARRIED.

10. Appointment of Returning
Officer, School Budget By-law No. 2

MOVED by Alderman Adams,

THAT, pursuant to a communication from the Head of Business Administration of School District No. 39, the City Clerk be empowered to act as Returning Officer for the vote on School Budget By-law No. 2, to take place on March 29, 1972.

- CARRIED.

11. Grant: Entertainment Cruise
- Kitsilano Secondary School

A request was received from the Kitsilano Secondary School, asking that Council contribute \$75.00 towards the expenses in connection with an entertainment harbour cruise, to welcome the sailors on ships anchored in Vancouver Harbour. The Provincial government and others have also made grants.

MOVED by Alderman Broome,

THAT a grant of \$75.00 be made accordingly.

- CARRIED BY THE
REQUIRED MAJORITY.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

C. Board of Administration
GENERAL REPORT, March 3, 1972

WORKS AND UTILITY MATTERS

MOVED by Alderman Broome,
THAT Clauses 1, 2, 3, 5, 6, 7, 8 and 9 of the Board of
Administration report (Works and Utility Matters), dated March 3,
1972, be adopted; and Clauses 4 and 10 be received for informa-
tion.

- CARRIED.

SOCIAL SERVICE AND HEALTH MATTERS

Welfare and Rehabilitation Department
Extension of Temporary Positions
(Clause 2)

MOVED by Alderman Broome,
THAT this clause of the Board of Administration report
(Social Service and Health Matters), dated March 3, 1972, be
adopted;

FURTHER, THAT the Board of Administration be requested to
ensure that when temporary employees are taken on staff, their
terms of employment are definitely stated, from commencement to
termination;

FURTHER, THAT any proposed extension must be submitted to
Council for determination.

- CARRIED.

Balance of Social Service
and Health Matters

MOVED by Alderman Adams,
THAT Clause 1 of the Board of Administration report (Social
Service and Health Matters), dated March 3, 1972, be received for
information.

- CARRIED.

HARBOURS AND PARKS MATTERS

Capilano Stadium
(Clause 2)

MOVED by Alderman Sweeney,
THAT consideration of this clause be deferred for two
weeks, to allow the Park Board an opportunity to appear before
Council in explanation.

- CARRIED.

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Board of Administration
GENERAL REPORT, March 3, 1972
(continued)

HARBOURS AND PARKS MATTERS (continued)

Balance of Harbours and Parks Matters

MOVED by Alderman Sweeney,

THAT Clause 3 of the Board of Administration report (Harbours and Parks Matters), dated March 3, 1972, be adopted; and Clause 1 be received for information.

- CARRIED.

BUILDING AND PLANNING MATTERS

Use of Building 14:
St. Roch Restoration
(Clause 2)

In considering this clause in respect of use of Building 14 for St. Roch restoration, it was

MOVED by Alderman Phillips,

(a) THAT the Council agree to Federal Government use of Building 14, as a storage and work area, until March 31, 1974, the estimated date in respect of completion of the St. Roch restoration;

(b) FURTHER, THAT the Board of Administration recommendation in this clause, with respect to a satisfactory agreement, be adopted.

- CARRIED.

MOVED by Alderman Phillips,

THAT, on completion of the St. Roch restoration; i.e., March 31, 1974, Building 14 be demolished.

- LOST.

MOVED by Alderman Phillips,

THAT the Museums Department be instructed to vacate Building 14 on a permanent basis, forthwith.

- CARRIED.

Auto Allowances: Local
Initiatives Programmes
(Clause 7)

MOVED by Alderman Adams,

THAT Clause 7 of the Board of Administration report (Building and Planning Matters), dated March 3, 1972, be adopted.

FURTHER, THAT the Board of Administration be granted authority to approve all automobile allowances on a casual and on a regular basis.

- CARRIED.

(This authority is not to include the setting of automobile allowance rates.)

BOARD OF ADMINISTRATION AND OTHER REPORTS (continued)

Board of Administration
GENERAL REPORT, March 3, 1972
(continued)

BUILDING AND PLANNING MATTERS (cont'd)

Balance of Building and Planning Matters

MOVED by Alderman Adams,

THAT Clauses 1, 3, 4, 5, 6, 9, 10 and 11 of the Board of Administration report (Building and Planning Matters), dated March 3, 1972, be adopted; and Clause 8 be received for information.

- CARRIED.

The Council recessed at approximately 10:45 a.m. and following an 'In Camera' meeting in the Mayor's Office, recessed at 12:00 noon to reconvene in open session in the Council Chamber at 2:00 p.m.

The Council reconvened in open session in the Council Chamber at approximately 2:00 p.m., His Worship the Mayor in the Chair and the following members present:

PRESENT: His Worship the Mayor
Aldermen Adams, Bird, Broome, Calder,
Hardwick, Linnell, Phillips, Rankin
and Sweeney

ABSENT Alderman Wilson (on civic business)

DELEGATIONS, UNFINISHED BUSINESS, BOARD OF ADMINISTRATION
AND OTHER REPORTS (cont'd)

Unfinished Business

1. 2938 Fraser Street:
Basement Dwelling Unit

Consideration was given to Board of Administration report (Building and Planning matters), dated February 11, 1972, with respect to occupying a dwelling unit in the basement of the building at 2938 Fraser Street. Particulars are set out in the Board report. Mr. Lamberton appeared and filed a brief, dated March 7, 1972, in support of his request.

MOVED by Ald. Adams,

THAT this whole matter be referred to the Special Committee re Illegal Suites - Hardship Cases, for report to Council and in the meantime no further action be taken by the officials.

- CARRIED

2. Rezoning: S/S of West 13th Avenue between
Laurel and Oak Streets (Allan S. Taylor)

Further consideration was given to Board of Administration report (Building and Planning matters), dated February 4, 1972, regarding rezoning application S/S West 13th Avenue between Laurel and Oak Streets, not being recommended by the Technical Planning Board or the Vancouver City Planning Commission. Mr. D. Facer, on behalf of Mr. Allan S. Taylor, appeared in support of the application and submitted a brief.

cont'd...

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DELEGATIONS, UNFINISHED BUSINESS AND BOARD OF ADMINISTRATION
AND OTHER REPORTS (cont'd)

Rezoning: S/S of West 13th Avenue between
Laurel and Oak Streets (cont'd)

It was noted that a petition, dated February 29, 1972, addressed to His Worship the Mayor, had been filed from the property owners on the S/S of the 900 block West 13th Avenue, favouring the rezoning.

MOVED by Ald. Adams,

THAT Clause 4 of the report of the Board of Administration (Building and Planning matters), dated February 4, 1972, in connection with this matter be adopted, and the application, therefore, be refused.

- CARRIED

3. Alpha and Omega Order

Representatives of the Alpha and Omega Order appeared and submitted details with regard to the operation of their Society which was the subject of a resolution of Council in asking the appropriate departments of the Federal and Provincial Governments to review the status of the Society. The organization submitted a brief with particulars.

A communication from the Solicitor General of Canada advising this is a matter within the responsibility of the Attorney General of British Columbia, was noted.

MOVED by Ald. Adams,

THAT the License Inspector and Corporation Counsel be requested to report with recommendations, as soon as possible, as to appropriate regulations to protect the public from groups soliciting funds door to door, i.e. permit or license requirement.

- CARRIED

Board of Administration
GENERAL REPORT, March 3, 1972 (cont'd)

Fire and Traffic Matters

Traffic Signal: 49th Avenue
and Tisdall Street

Consideration was given to the Board of Administration report (Fire and Traffic matters), dated March 3, 1972, on a request that a full pedestrian actuated signal be installed at the intersection of 49th Avenue and Tisdall Street. In the Board of Administration report it is stated that a patrol actuated signal had been installed.

Mrs. M. Burnstein appeared in support of the request for a pedestrian actuated signal.

MOVED by Ald. Broome,

THAT a pedestrian actuated signal be installed at this intersection.

- CARRIED

Licenses and Claims Matters

Community Care Facilities

MOVED by Ald. Phillips,

THAT the report of the Board of Administration (Licenses and Claims matters), dated March 3, 1972, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

GENERAL REPORT
March 3, 1972 (cont'd)

Finance Matters

Public Relations: Production and
Distribution of a Vancouver Newsletter (Clause 1)

After considering the proposals contained in this clause, it was,

MOVED by Ald. Broome,

THAT the Council proceed with an 8-page production newsletter to be distributed by postal walk to householders and business premises in respect of conveying general civic information.

- LOST

No further action was taken on this matter.

Killarney Senior Concert Band (Clause 2)

In view of a delegation request it was agreed to defer consideration of this matter to the next meeting of the Council when the delegation will appear.

Grant: Indian Students (Clause 3)

The Board of Administration advised of a communication from the Lower Post Student Residence, Lower Post, B.C. for a grant to permit 15 Indian boys from the school to visit Vancouver. A grant failing to be approved, the organization requests provision of tickets to various civic points of interest.

MOVED by Ald. Bird,

THAT arrangements be made for tickets for this group to visit the Museums, Planetarium and Aquarium.

- CARRIED BY THE
REQUIRED MAJORITY

Junior Amateur Sports Stadium:
Lighting (Clause 4)

In respect of this clause dealing with grant re lighting: Junior Amateur Sports Stadium, it was,

MOVED by Ald. Bird,

THAT a grant of \$15,000 as the City's contribution towards the Junior Amateur Sports Stadium lighting be approved, on the understanding commitments from other sources as required by Council resolution of April 22, 1969, have been made.

- CARRIED BY THE
REQUIRED MAJORITY

Civic Luncheon:
Canadian College of Teachers (Clause 9)

After due consideration of the request from the Canadian College of Teachers that the City sponsor a luncheon for delegates to the 1972 Convention to be held July 5 - 8, 1972, in Vancouver, action was not taken to approve.

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Finance Matters (cont'd)

Grant: Anglican Church Women (Clause 10)

Consideration was given to this clause in which a request is noted from the Anglican Church Women for the financing of a bus tour of the City on June 6th for delegates to the annual meeting of the National Board of the organization.

Action was not taken to approve.

11. Repeal of the 10% Limitation on Assessment Increases (Clause 11)

The Council, at a previous meeting, passed a resolution on this matter and as a consequence, the Board of Administration submitted a report proposing two types of appeals for submission to the Provincial Government re 10% limitation on assessments for school purposes. After due consideration it was,

MOVED by Ald. Phillips,

THAT the appeal be as follows:

----- (Carried)

"City of Vancouver Appeal to the Provincial Government

re: the 10% limitation on increases in assessments for school purposes

In 1961 the Provincial Government brought into being what was probably the most equitable assessment legislation on this continent. Land and buildings were required to be assessed at 50% of actual value. This legislation proved to be easily understandable by property owners and by courts of revision. Properties could be readily compared for equity, thus enabling owners to appeal assessments where they felt they were being unfairly treated.

Later, the Government, in attempting to correct some situation which they have never clearly described, proceeded to implement first, a 5% limitation on individual assessment increases (1966), followed by a 5% increase limitation on the total roll (1968), and currently a 10% limitation on individual assessment increases (1971) (land and improvements separately) with a 5% increase limitation on the total roll.

The Government's action in issuing an order to remove the limit on 600 properties in Vancouver and analytical work by the City of Vancouver suggest that these amendments to the assessment legislation merely lead to inequities as between properties within each category of property, as between categories of property, and as between municipalities for regional cost sharing purposes.

The Council of the City of Vancouver strongly appeals to the Provincial Government to remove the limitation on assessment increases during the current session of the Legislature, thereby allowing the assessment base to return to its original equitable condition, and further, the Council would point out to the Government that if its intention is to protect the home owner from excessive real property tax increases, it has and is already using a method which, even with its inadequacies, has far more effect on the homeowner than would the 10% increase limitation.

If the Provincial Government feels it is desirable to retain some limitation on individual assessment increases, the Council of the City of Vancouver strongly appeals to the Provincial Government to remove the limitation on assessment increases during the current session of the Legislature, with respect to all classes of property except zoned residential property used for residential purposes (i.e. single family)."

- CARRIED

(cont'd)....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Repeal of the 10% Limitation on
Assessment Increases (cont'd)

MOVED by Ald. Broome, in amendment,

THAT the appeal be as shown on the attachment to the Board of Administration report as Exhibit A.

- LOST

(The motion of Alderman Phillips was put and carried)

Rental Accommodation Grievance Board
(Clause 12)

In connection with this clause, containing report of the Corporation Counsel on a recent Court judgment in respect of the powers of the Vancouver Rental Accommodation Grievance Board, and four proposals for Council's determination in regard to future action on the matter, it was,

MOVED by Ald. Rankin,

THAT the City's Rental Accommodation Grievance Board be instructed to continue to operate under the City By-law and that if an appeal is made therefrom, the Corporation Counsel be authorized to take the necessary action to sustain the Board's powers.

- CARRIED

Balance of Finance Matters

MOVED by Ald. Bird,

THAT, in respect of report of the Board of Administration (Finance matters), dated March 3, 1972, Clause 5 be received for information and clauses 6 to 8 inclusive and 13 be adopted.

- CARRIED

D. Personnel Matters
Supplementary, March 3

Salary and Classification Review:
5 positions Probation Officers III

MOVED by Ald. Adams,

THAT the report of the Board of Administration (Personnel matters, Supplementary), dated March 3, 1972, be adopted.

- CARRIED

E. Property Matters, March 3, 1972

MOVED by Ald. Adams,

THAT the report of the Board of Administration (Property matters), dated March 3, 1972, be adopted.

- CARRIED

F. Hours of Operation: Fraserview
Neighbourhood Services

The Board of Administration, under date of February 21, 1972, submitted the following report in connection with Hours of Operation: Fraserview Neighbourhood Services:

"Your Board submit herewith a report from the Director of Social Planning and Community Development with regard to the Hours of Operation of the Fraserview Neighbourhood Services.

Your Board also submit reports on this proposal from the Acting Chief Probation Officer and the Director of Welfare and Rehabilitation.

cont'd....

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Hours of Operation:
Fraserview Neighbourhood Services (cont'd)

In order to understand the new proposals it is necessary to keep in mind the following points:

- (a) The Fraserview office accommodates staff of the Children's Aid Society and the Catholic Children's Aid Society which serve the three neighbourhoods of Fraserview, Killarney and Sunset. It is understood from these Societies that it is necessary for their operation to have staff on in the evenings and on Saturdays. The Societies are not subject to Union agreement.
- (b) The Welfare and Rehabilitation Department's main office is at the South Unit, 6445 Knight Street. The Fraserview sub-office partially serves only one neighbourhood, i.e. Fraser-view. Furthermore, since it is not possible to break up the teams working on Financial matters, the capacity to decentralize is limited.
- (c) The same applies to the Probation Officers as will be noted from the report of the Acting Chief Probation Officer.
- (d) If staff work evening shift, then the offices are undermanned during regular office hours.
- (e) Each branch Library is closed on Sunday and on Monday or Wednesday as best suits the location, and the current proposals have already brought a request from the Library Board to remain open six days a week.

Accordingly, the present comparatively simple proposals could be extended to have far reaching effects as to organization and costs of Departments, and could entail a substantial increase in the standards of service.

Having regard to the above and to the reports of the Chief Officers concerned, the Board of Administration make the following recommendations in more precise terms than those of the Director of Social Planning and Community Development.

- (1) Council authorize the assignment of a Probation Officer from the Provincial Court of B.C. (Family Division) and a Social Worker from the Department of Welfare and Rehabilitation to work afternoon and evening shifts as approved by their Chief Officers up to a maximum of one shift per week in each case, i.e. a total of two afternoon shifts.
- (2) Council approve the net increase cost to the City of approximately \$60 per month for a period of six months, commencing February 15, 1972.
- (3) That prior to the termination of this period, Council receive reports from the Director of Welfare and Rehabilitation and the Acting Chief Probation Officer on the effectiveness of the services to the public which have been achieved by the different hours of work, together with such comments as the Director of Social Planning/Community Development may wish to make.
- (4) That no further consideration be given at this time to City staff working on Saturdays."

In connection with this matter letters were received from the Fraserview-Killarney Area Council and the Children's Aid Society, setting out their views.

cont'd....

Regular Council, March 7, 1972 17

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

Hours of Operation:

Fraserview Neighbourhood Services (cont'd)

MOVED by Ald. Adams,

THAT the recommendations in the Board of Administration report of February 21, 1972, be approved.

- CARRIED

G. Beautification of Hastings Street
Cambie to Carrall Streets

The Board of Administration, under date of March 3, 1972, submitted the following information report in respect of beautification of Hastings Street, Cambie to Carrall Streets:

' The Director of Planning and Civic Development and the City Engineer report as follows:

"On February 15, 1972, Council approved the Report of the Standing Committee on Planning and Development dated February 3, 1972, with the provision that the Director of Planning and Civic Development and the City Engineer be requested to report back to Council within three weeks on the various matters contained in clause 2 in respect to Beautification: Hastings Street, Cambie to Carrall.

With respect to the design of Pioneer Square and the area to be improved, it is considered desirable to discuss the proposals with the East Gastown Merchants' Association and the Hastings Street Merchants' Association to obtain their comments. It is expected that a report to Council on the design and on cost-sharing will be submitted within two weeks.

Regarding the area-ways and the mid-block pedestrian crossings, because of staff limitations, the report on these two matters will be submitted to Council within one week, on March 14th."

Your Board submits the matter to Council for INFORMATION. '

MOVED by Ald. Bird,

THAT the report on the design and cost sharing of Pioneer Square, etc., together with the report on area-ways and mid-block pedestrian crossings, be submitted to the same Council meeting i.e. March 21, 1972.

- CARRIED

H. Report of Standing Committee on
Transportation, February 24, 1972

MOVED by Ald. Hardwick,

THAT the report of the Standing Committee on Transportation dated February 24, 1972, be received for information.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

I. Report of Special Committee re
Illegal Suites: Hardship Cases

The Special Committee re Illegal Suites - Hardship Cases submitted the following report under date of February 15, 1972:

"The Committee of Officials has considered the following requests under the policy established by Council concerning Illegal Suites - Hardship Cases, and reports as follows:

- (a) The following applications recommended for approval by the sub-committee, be approved:

Mr. & Mrs. Peter Chow, (tenants), 2210 Victoria Drive
Mrs. Gurdev K. Turre (tenant), 1564 East 64th Avenue
Mrs. Bonita M.G. Beltz (tenant), 3494 Laurel Street
Mr. Robert Carl Martinello (tenant), 5651 Barles Street
Mrs. Anete Ozoline (tenant), 6128 Chester Street
Helene Loewen (tenant), 6128 Chester Street
John & Annie Sobotiak (tenant), 281 East 15th Avenue
Sandra D. Blades (tenant), 2542 East 12th Avenue

- (b) the following applications be approved for one year from the date of this Resolution:

Mr. Kashmir S. Johal (tenant), 431 S.E. Marine Drive
Desmond B. Thompson (tenant), 2635 Waverley Avenue
Miss Laura Bush (tenant), 999 West 20th Avenue
Wendy McDowell (tenant), 999 West 20th Avenue
Elias Minatsis (owner), 3255 West 12th Avenue
Chain S. Batth (owner), 611 East 53rd Avenue

- (c) the following application be approved for six months from the date of this Resolution:

Michael Papantoniou (owner), 2456 East 19th Avenue

- (d) the following applications be not approved:

Valentino Banderne (tenant), 3489 Franklin Street
Giuliano Lorenzon (tenant), 2895 East 19th Avenue
Jhalman Singh Kang (owner), 5678 Wales Street
Frederick M. Morley (owner), 2063 West 37th Avenue

- (e) in respect to the above-mentioned, the City Building Inspector be instructed to carry out the policy as adopted by Council on December 17, 1963, and as amended by Council on November 10, 1964."

MOVED by Ald. Broome,

THAT the foregoing report of the Special Committee re Illegal Suites - Hardship Cases, dated February 15, 1972, and containing Clauses (a) to (e), be approved.

- CARRIED

BOARD OF ADMINISTRATION AND OTHER REPORTS (cont'd)

J. Pressure Sewer Pipe for portion
Sixth Avenue: Purchase

The Board of Administration, under date of March 6, 1972, submitted the following report respecting purchase of pressure sewer pipe for portion of Sixth Avenue:

'The City Engineer reports as follows:

"The 6th Avenue - Glen Drive Siphon has been approved as a Winter Works project under the Local Initiative Program. The approximate cost of pipe for this project is \$26,000. The City does not have a supply contract for the type and size of pipe required (14-inch diameter ductile iron or PVC). If formal tendering procedure is followed it is unlikely that the pipe can be obtained in time to permit project completion by May 31, 1972. Therefore, we are seeking approval to purchase this pipe without going through formal tender procedures.

I RECOMMEND that we obtain quotations from all suppliers who normally tender on such material and place the order immediately."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.'

MOVED by Ald. Broome,

THAT the recommendations in the foregoing report of the Board of Administration be approved.

- CARRIED

K. City-owned Property:
Cambie and Georgia Streets

The Board of Administration, under date of March 6, 1972, submitted a report of the Supervisor of Property and Insurance regarding the sale of City-owned property at the S/E corner of Cambie and Georgia Streets. Past action of Council in the matter is noted and action taken in the meantime to obtain tenders. The result of the offers received is set out.

MOVED by Ald. Hardwick,

THAT no further action be taken in respect of this property at this time but at some future date, on instructions of the Board of Administration, tenders again be called;

FURTHER THAT in reports made to Council on bid calls generally, the principals be identified to Council for information.

- CARRIED

COMMITTEE OF THE WHOLE

MOVED by Ald. Linnell,

THAT the Committee of the Whole rise and report.

- CARRIED

MOVED by Ald. Linnell,

SECONDED by Ald. Phillips,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

BY-LAWS

1. BY-LAW TO AMEND BY-LAW No. 4393
BEING A ZONING BY-LAW
(area bounded by Pender, Keefer, Gore and
Jackson Streets to permit Firehall)

MOVED by Ald. Broome,
SECONDED by Ald. Calder,

THAT leave be given to introduce a By-law to amend By-law No. 4393, being a Zoning By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

MOVED by Ald. Broome,

THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Broome,
SECONDED by Ald. Calder,

THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,

THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

(Alderman Adams refrained from voting, not having attended the Public Hearing involved)

2. BY-LAW TO AMEND BY-LAW No. 4450,
BEING A ZONING BY-LAW
(N/E corner 58th Avenue and Kerr Street to
permit personal care home)

MOVED by Ald. Broome,
SECONDED by Ald. Calder,

THAT leave be given to introduce a By-law to amend By-law No. 4450, being a Zoning By-law, and the By-law be read a first time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,

THAT the By-law be read a second time.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,

THAT Council do resolve itself into Committee of the Whole, to consider and report on the By-law, His Worship the Mayor in the Chair.

- CARRIED

BY-LAWS (cont'd)

By-law to amend By-law No. 4450
being a Zoning By-law (cont'd)

MOVED by Ald. Broome,
THAT the Committee of the Whole rise and report.

- CARRIED

The Committee then rose and reported the By-law complete.

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the report of the Committee of the Whole be adopted.

- CARRIED

MOVED by Ald. Broome,
SECONDED by Ald. Calder,
THAT the By-law be read a third time and the Mayor and City Clerk be authorized to sign same and affix thereto the Corporate Seal.

- CARRIED

(The By-law received three readings)

(Alderman Adams refrained from voting, not having attended the Public Hearing involved)

MOTIONS

1. Closing and Stopping up Portion of Road
(7th Avenue between Guleph and St. George)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT WHEREAS

1. The City of Vancouver is the Owner of all the streets and lanes lying within the limits of the City of Vancouver;
2. The portion of road (7th Avenue) dedicated by the deposit of Plan 185 lying between Blocks 102 and 105, District Lot 264A, is surplus to the City's highway requirements;
3. The Board of School Trustees owns all the properties on both sides of this portion of highway;
4. To assemble the school site it is necessary to consolidate the School Boards' lands together with the intervening road;

THEREFORE BE IT RESOLVED that all that portion of road dedicated by the deposit of Plan 185 lying between the production northerly of the easterly and westerly limits of Block 105, Explanatory Plan 10374, District Lot 264A, Group 1, New Westminster District, Plans 336 and 1771; the same as shown outlined red on plan prepared by A. Burhoe, B.C.L.S., dated August 3, 1971, and marginally numbered LF 5771, a print of which is hereunto annexed, be closed, stopped up and conveyed to the Board of School Trustees of School District No. 39 (Vancouver), and

BE IT FURTHER RESOLVED that the said closed road be consolidated with the abutting lands to form one parcel.

- CARRIED

MOTIONS (cont'd)

2. Relief of Special Annual Assessment (S/E Marine Drive from Elliott Street to Hartley Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,
THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Elliott Street to Hartley Street (hereinafter called "the said project") was recommended by the Board of Administration on August 16, 1968, and approved by Council on August 20, 1968;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on October 3, 1968, and was defeated;

AND WHEREAS on March 18, 1969, Council, by resolution passed by two-thirds of all its members, declared that it was necessary in the public interest to construct street lighting on the said portion of South East Marine Drive and undertook the same, subject to relief being given under Section 67 of the Local Improvement Procedure By-law to the privately owned real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law abutting the said project which is vacant or used for residential purposes, until an industrial development is approved or such real property is acquired by the City;

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

<u>Description of Real Property</u>				<u>Annual Special Assessments for Industrial Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Blk.</u>	<u>D.L.</u>	
A	1	N. Pt. 65	258 & 329	\$109.90
1 Ex. S. 20 ft.				
& Ex. Pcl. A	-	N. Pt. 65	258 & 329	46.97
-	-	Pt. of W 1/2		
		66 lying N.		
		of Kent Avenue	258 & 329	83.43
B	-	67	258 & 329	243.92
A	-	69	258 & 329	52.21
-	-	69 Ex. W 1 Acre		
		& Ex. R of W &		
		Ptn. lying		
		South thereof	258 & 329	63.06

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1972 as if it were used for residential purposes, that is to say:-

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MOTIONS (cont'd)

Relief of Special Annual Assessment
(S/E Marine Drive from Elliott Street
to Hartley Street) continued:

<u>Description of Real Property</u>				<u>Annual Special Assessments for Residential Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Blk.</u>	<u>D.L.</u>	
A	1	N. Pt. 65	258 & 329	\$ 51.29
1 Ex. S 20 ft.	-	N. Pt. 65	258 & 329	21.92
& Ex. Pcl. A	-	Pt. of W 1/2		
-	-	66 lying N.		
		of Kent Avenue	258 & 329	38.93
B.	-	67	258 & 329	113.83
A	-	69	258 & 329	24.37
-	-	69 Ex. W. 1 Acre		
		& Ex. R of W &		
		Ptn. lying		
		Souththereof	258 & 329	29.43

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1972 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED BY THE
 REQUIRED MAJORITY

3. Relief of Special Annual Assessment (Cordova
Street from Hawks Avenue to Campbell Avenue)

MOVED by Ald. Rankin,
 SECONDED by Ald. Sweeney,

THAT WHEREAS the construction of pavement, curbs and gutters (hereinafter called "the said project") on Cordova Street from Hawks Avenue to Campbell Avenue was recommended by the Board of Administration on May 22, 1970, and approved by Council on May 26, 1970;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on July 14, 1970;

AND WHEREAS on July 14, 1970, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the same subject to the assessable properties being given relief because of the existence of the curb and gutter;

AND WHEREAS Council may grant such relief pursuant to the powers contained in Section 67 of the Local Improvement Procedure By-law;

MOTIONS (cont'd)

Relief of Special Annual Assessment (Cordova
Street from Hawks Avenue to Campbell Avenue)
(cont'd)..

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the assessable properties herein-after more particularly described, would be unjustly affected by being specially assessed for the curb and gutter fronting on those properties and that the special annual assessment be reduced as follows:

<u>Description of Real Property</u>			<u>From</u>	<u>To</u>
<u>Lot</u>	<u>Block</u>	<u>District Lot</u>	<u>Pavement, Curbs and Gutters</u>	<u>Pavement Only</u>
C	50	181	\$213.74	\$125.19
A	61	181	129.64	75.93
7	61	181	28.81	16.87
B	61	181	86.43	50.62
11 & 12	61	181	57.62	33.75
13	61	181	28.81	16.87
14	61	181	28.81	16.87
15	61	181	28.81	16.87
16 - 20	61	181	144.04	84.37

such reduced special assessments to be paid annually for a period of fifteen years; and the Collector of Taxes is hereby directed to enter on the tax roll against each of the said lots hereinbefore described the amount of the reduced special assessment, commencing in the year 1972.

- CARRIED BY THE
REQUIRED MAJORITY

4. Relief of Special Annual Assessment (S/E Marine
Drive from Duff Street to Elliott Street)

MOVED by Ald. Rankin,
SECONDED by Ald. Sweeney,

THAT WHEREAS the construction of street lighting on both sides of South East Marine Drive from Duff Street to Elliott Street (hereinafter called "the said project") was recommended by the Board of Administration on July 22, 1966, and approved by Council on July 28, 1966;

AND WHEREAS the said project was advanced as a local improvement on the initiative principle to a Court of Revision on September 12, 1966;

AND WHEREAS on September 12, 1966, Council deemed that the said project would specially benefit the real property abutting the said project and undertook the said project;

AND WHEREAS on February 27, 1970, it was recommended by the Board of Administration that relief be given under Section 67 of the Local Improvement Procedure By-law to the real property zoned Comprehensive Development (CD-1) under the Zoning and Development By-law abutting the said project which is vacant or being used for residential purposes until either an industrial development or such real property is acquired by the City, such recommendation having been approved by Council on March 3, 1970;

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MOTIONS (cont'd)

Relief of Special Annual Assessment (S/E Marine
Drive from Duff Street to Elliott Street)
(cont'd)

AND WHEREAS it has been determined that the following real property is entitled to such relief and the special annual assessments for the said project to be imposed on such real property for a period of ten years if it is used for industrial purposes are the amounts set forth opposite the same:-

<u>Description of Real Property</u>				<u>Annual Special Assessments for Industrial Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Blk.</u>	<u>D.L.</u>	
2	-	38	258 & 329	\$18.42
4	-	38	258 & 329	18.41
1	-	39-41	258 & 329	18.42
2	-	39-41	258 & 329	18.42
3	-	39-41	258 & 329	18.42
4	-	39-41	258 & 329	18.41
7 Amd.	-	42-44	258 & 329	56.96
1	1	70	258 & 329	32.35
2 Ex. R of W	1	70	258 & 329	99.91
1	3	70	258 & 329	32.35

AND WHEREAS it is deemed advisable that a resolution be passed annually by the Council giving the relief hereinafter granted to such of the said real property as qualifies therefor.

BE IT THEREFORE RESOLVED that for the foregoing reasons the Council, by not less than two-thirds of all of its members, hereby deems and declares that the said real property would be unjustly affected by the imposition of a special annual assessment for the said project as if it were used for industrial purposes and that the special annual assessment for the said project be imposed on the said real property for the year 1972 as if it were used for residential purposes, that is to say:-

<u>Description of Real Property</u>				<u>Annual Special Assessments for Residential Purposes</u>
<u>Lot</u>	<u>Sub.</u>	<u>Blk.</u>	<u>D.L.</u>	
2	-	38	258 & 329	\$ 7.75
4	-	38	258 & 329	7.75
1	-	39-41	258 & 329	7.75
2	-	39-41	258 & 329	7.75
3	-	39-41	258 & 329	7.75
4	-	39-41	258 & 329	7.75
7 Amd.	-	42-44	258 & 329	23.98
1	1	70	258 & 329	13.62
2 ex. R of W	1	70	258 & 329	42.07
1	3	70	258 & 329	13.62

The Collector of Taxes is hereby directed to enter in the tax roll against the said real property the amount of the reduced special assessment for the year 1972 only. The difference in the special annual assessment that would have been imposed on the said real property if it was used for industrial purposes and the special annual assessment to be imposed pursuant to this resolution shall be provided out of the general funds of the City.

- CARRIED BY THE
REQUIRED MAJORITY

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MOTIONS (cont'd)

5. Acquisition: Block bounded by Georgia Street
on the North, Denman Street on the East

The Council agreed to defer a motion on this subject, Notice of which was given at the meeting on February 22, 1972, to the next meeting in view of the absence of Alderman Wilson.

Presentations:
Royal Life Saving Society

At this point, on behalf of the Royal Life Saving Society and with the assistance of the President of the Society, His Worship the Mayor made presentations as follows for valour shown in the field of life saving:

Mr. Donald Bell-Irving - "Certificate of Recognition"

(in the absence of Mr. Donald Bell-Irving, the award was received by his father)

Mr. Geoffrey Stancome - "Certificate of Recognition"

Mrs. Peggy Brinker - "The M.G. Griffiths Award"

Following the presentation ceremony, the Council observed a short recess and reconvened in the Council Chamber at approximately 4:00 P.M. with the same members present.

MOTIONS (cont'd)

6. Lease between Canadian Pacific Railway
and B.C. Hydro Railway

MOVED by Ald. Hardwick,
SECONDED by Ald. Broome,

THAT WHEREAS City Council will be considering overall guidelines for development of False Creek as well as development plans for the lands west of Cambie Bridge (including City and Marathon Realty lands) this spring;

THEREFORE BE IT RESOLVED THAT the Canadian Pacific Railway be asked not to sign the pending 20-year agreement between Canadian Pacific Railway and B.C. Hydro Railway for operating rights on the south side of False Creek and Kitsilano Trestle until Council committee has had the opportunity of discussing development problems and making their views known on the term of the operating agreement.

- CARRIED UNANIMOUSLY

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MOTIONS (cont'd)

7. Lease: block bounded by Stanley Park,
Georgia, Gilford Streets and Waterfront
(Four Seasons)

MOVED by Ald. Phillips,
SECONDED by Ald. Sweeney,

THAT WHEREAS the block bounded by Stanley Park, Georgia, Gilford Street and the waterfront became built up last summer with shacks and tents in a manner which was really unattractive to citizens and visitors to Stanley Park;

AND WHEREAS it was difficult for the City of Vancouver to control the activity on this property since it was leased to a private company;

AND WHEREAS it would be desirable to create an open space at this site where the citizens could enjoy the waterfront and where a more attractive entrance to Stanley Park could be created;

AND WHEREAS it appears that there will be no construction on this property in the next few months;

THEREFORE BE IT RESOLVED that the City of Vancouver attempt to lease this property for one dollar for the forthcoming year from the present lessees with a view to using the property as a public open space;

AND FURTHER THAT the Board of Administration, in carrying out this Council resolution, arrange for appropriate cancellation clause with notice, such as one month, in the event that some development is started on the property.

(Notice)

Notice was called and recognized by the Chair.

8. Third Crossing Hearing

MOVED by Ald. Rankin,

THAT WHEREAS Eric Hamber School is an unsatisfactory place for a public hearing on the question of the Third Crossing because of the size of the auditorium and the parking problem;

AND WHEREAS there are the following dates available at the Queen Elizabeth Theatre - March 21st, 22nd, 23rd, and 24th;

AND WHEREAS March 22nd is the date of the hearing in North Vancouver;

THEREFORE BE IT RESOLVED THAT City Council hold the public hearing on the Third Crossing on Tuesday, March 21st and Thursday, March 23rd in the Queen Elizabeth Theatre;

FURTHER BE IT RESOLVED THAT the five minutes allowed for private individuals be extended to twenty minutes for those professional organizations with substantial briefs.

- LOST

ENQUIRIES AND OTHER MATTERS

Alderman Bird -
McLean Park Extension

referred to the proposed extension of McLean Park by the Park Board and suggested that if the Strathcona Property Owners and Tenants Association do not wish to have the park enlarged, no further action need be taken.

The matter was spoken to by Commissioner Sutton Brown.

Alderman Sweeney -
New Federal Building:
Hamilton Street

referred to newspaper report that the Federal Government does not intend to commence the new Federal Building on Hamilton Street this year, although it was the City's understanding the construction was expected to begin this Summer. It is requested His Worship look into the matter.

His Worship agreed to communicate with the Federal authorities.

Alderman Hardwick -
Additional Garbage Pickup

enquired if there is provision this year for additional garbage pickup and what the dates are.

It was agreed the City Clerk would report to Council on the matter.

His Worship the Mayor -
Containers: P.N.E.
Grounds

advised that containers on one of the P.N.E. parking lots, referred to by a Council member at a previous meeting, were placed there in view of the dock strike. However, these containers are now being removed.

NOTICE OF MOTION

The following Notices of Motion were submitted and recognized by the Chair.

1. International Meeting:
United States and Peoples' Republic of China

MOVED by Ald. Wilson,

THAT WHEREAS it is reported that the President of the United States of America and the President of the Peoples' Republic of China may meet again, but in some location outside of their own respective countries;

AND WHEREAS it is understood the Government of Canada, through the Honourable Mitchell Sharp, Minister of External Affairs, has proposed that such meeting be held in Canada, in Ottawa;

AND WHEREAS all three countries border on the Pacific Ocean;

AND WHEREAS Vancouver is centrally located between Washington, U.S.A. and Peking, China;

THEREFORE BE IT RESOLVED THAT His Worship the Mayor be requested to extend to the President of the United States of America and to the President of the Peoples' Republic of China, an invitation, through the Secretary of State in Ottawa, to hold a future meeting in the City of Vancouver, British Columbia.

(Notice)

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NOTICES OF MOTION (cont'd)

2. Fishermen's Wharf Development
(Piers foot of Carrall Street)

MOVED by Ald. Phillips,

THAT WHEREAS the two piers at the foot of Carrall Street are scheduled to be demolished in the near future;

AND WHEREAS that area would be particularly suitable for a fishermen's wharf type of development because of its accessibility to the downtown area and to Gastown-Chinatown;

AND WHEREAS the present use is yielding the City a negligible tax revenue while a fishermen's wharf development would greatly enhance values to the City;

AND WHEREAS this property is owned by the Federal Government and would continue to be owned by the Federal Government if it were developed as a fishermen's wharf;

THEREFORE BE IT RESOLVED that Council ask the National Harbours Board to hold off demolition of the two piers at the foot of Carrall Street and request a meeting between Mr. Rathie and other appropriate port officials and a special sub-committee of Council to consider the conversion of these piers to a fishermen's wharf type of operation.

(Notice)

3. Matters referred to Standing Committees

MOVED by Ald. Broome,

THAT WHEREAS by virtue of Clause 66 of the Procedure By-law, Committees of Council are required to report on any and every matter referred to them by Council;

AND WHEREAS it is desirable that Committees should deal only with matters specifically referred to them by Council;

THEREFORE BE IT RESOLVED THAT the Procedure By-law be amended to provide that Standing Committees shall consider only those matters which have first been specifically referred to them by Council.

(The section which this motion purports to 'tighten up' is 66 - "The Committee shall consider and report respectively on any and every matter referred to it by Council, the Chairman signing any report and raising the matter before Council".)

(Notice)

4. Social Assistance Act Amendment

MOVED by Ald. Rankin,

THAT WHEREAS there is an Act to amend the Social Assistance Act presently before the Legislature;

AND WHEREAS this Act has far-reaching implications as far as the City of Vancouver is concerned;

AND WHEREAS the operative section is Section 3:

cont'd....

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NOTICE OF MOTION (cont'd)

Social Assistance Act Amendment (cont'd)

Re-enacts
s. 3.

2. Section 3 is repealed and the following is substituted:

3. (1) Subject to this Act and the regulations, the Minister may grant, out of moneys appropriated for that purpose by the Legislature, social assistance in such amounts as, in his absolute discretion, he considers advisable, to assist, in whole or in part, individuals, whether adult or minor, or families, who are unable to provide for themselves.

(2) In accordance with the regulations, the Minister may, in his absolute discretion,

- (a) determine the eligibility of persons for social assistance;
- (b) fix the rate or amount of social assistance for those persons; and
- (c) discontinue, reduce, or increase the rate or amount of social assistance

either on the basis of criteria that may be applied generally to certain persons or classes of persons, or to individual persons; and for that purpose may


- (d) establish general qualifications and requirements in respect of entitlement to a grant;
- (e) fix general rates, categories of rates, and amounts payable in respect of grants under this Act; and
- (f) delegate to any person such of his powers and duties, to be exercised under his direction, as he may consider necessary to carry out the provisions of the Act and regulations.

THEREFORE BE IT RESOLVED THAT this Council oppose said amendment of Section 3 by reason of the absolute discretion vested in the Minister of Rehabilitation and Social Improvement.

(Notice)

The Council adjourned at approximately 4:10 P.M.

The foregoing are Minutes of the Regular Council meeting of March 7, 1972, adopted on March 14, 1972.


MAYOR


CITY CLERK

March 3rd, 1972

The following is a report of the Board of Administration:-

WORKS & UTILITY MATTERSCITY ENGINEER'S REPORTRECOMMENDATIONS:1. Closing Portion of Georgia Street
East of Main Street

"The north 16.5 feet of Lot 41, Block 20, D.L. 196, Plan 184 was established for street many years ago when there was thought of widening Georgia Street east of Main Street to 99 feet in width. Georgia Street at this location is to remain 66 feet in width. This established portion of road is surplus to the City's highway requirements and the abutting owner has made application to acquire it.

I RECOMMEND that the north 16.5 feet of Lot 41, Block 20, D.L. 196, Plan 184, established for highway, be closed, stopped up and conveyed to the abutting owner subject to the following conditions:-

- (a) The value of the closed portion of highway to be \$1,300.00 in accordance with the recommendation of the Supervisor of Property and Insurance.
- (b) The closed road to be added to the balance of Lot 41."

Your Board RECOMMENDS that the foregoing be approved.

2. Closing Waterloo Street Between 4th and
5th Avenues and the Board of Parks and
Public Recreation

"An application has been received from the Board of Parks and Public Recreation to close Waterloo Street between 4th and 5th Avenues.

McBride Park is east and west of Waterloo Street at this location. The Park Board states that the purpose of the request to close the street is to use it for the development of an adventure playground.

I RECOMMEND that Waterloo Street from the southerly limit of 4th Avenue to the northerly limit of 5th Avenue be closed and stopped up and placed in the care, custody and management of the Board of Parks and Public Recreation for as long as required for park purposes subject to the following conditions:-

- (a) A right-of-way to be reserved over the whole of the closed street for the maintenance, construction, and re-construction of utility services.
- (b) The Park Board to bear the costs of closing the street entrances at 4th and 5th Avenues to the City Engineer's satisfaction.
- (c) A pedestrian access through the closed street to be maintained by the Park Board (including provision of street lighting).
- (d) Improvements to the closed street to be to a design approved by the City Engineer."

Your Board RECOMMENDS that the foregoing be approved.

3. Lane Improvement - L/E St. George Street from Dead-End South of S.E. Marine Drive to Kent Avenue North and L/N of Kent Avenue North from St. George Street to L/E St. George Street

" This lane is presently open from Marine Drive to approximately 400' south, and serves industrial property fronting on St. George Street.

Pending industrial development of presently vacant property adjoining this unopened portion of lane makes it necessary to extend the lane. It is proposed to fill the drainage ditch, and to install standard storm drainage; to grade and gravel the lane surface through to Kent Avenue, north; and also to grade and gravel the lane north of Kent Avenue between this lane and St. George Street at the same time.

I RECOMMEND that the above lane improvement be undertaken. The estimated cost is \$7,750.00, and funds are available in the 1971 Capital Budget Account No. 147/7914, 'Grading Unallocated'."

Your Board RECOMMENDS that the foregoing be approved.

INFORMATION:

4. Pacific Metals Limited - Phasing Out Operation at 247 East 1st Avenue

"On November 5th, 1968, City Council refused the requests of Pacific Metals Limited and Davis Trading and Supply Company to lease a portion of the boulevard in the 200 Block East 1st Avenue.

On November 6th, 1968, Mr. Leon Lotzkar of Pacific Metals Limited wrote to the City Council stating that his Company had recently acquired property elsewhere in the City for the purpose of relocating its operation, but would require at least nine months in order to erect warehousing facilities. Mr. Lotzkar requested permission of the City to continue operating from his existing plant, and to use the boulevard in the same manner as he had heretofore, and during this period, he would phase out his operation.

On December 17th, 1968, City Council adopted the City Engineer's recommendation that Pacific Metals Limited be permitted to use only the sections of the boulevards abutting entrances to its storage areas for the purpose of receiving or shipping materials, and only for the time required to load or unload the carriers and that the use of this boulevard be reviewed in one year's time for report to Council.

On May 18th, 1971, City Council received the Board of Administration report dated May 14th, 1971, reviewing the reasons for the numerous delays and the requests for extension, and moved that permission to load and unload on the boulevard abutting 247 East 1st Avenue be extended for a period of nine months only, and that there would be no renewal of this definite period.

The nine-month period expired on February 18th, 1972.

The new building at 8360 Ontario Street is completed and the activities of Pacific Metals Limited has been transferred to the new site, but the removal of scrap metal from 247 East 1st Avenue is still in progress. It is expected that the removal operation will be completed within a few days. Engineering personnel are in regular contact with the operation with a view to assuring that the boulevard is left in an acceptable condition at the end of the removal operation.

It has been reported that the site at 247 East 1st Avenue will be occupied by a local equipment company."

Your Board submits the foregoing for the INFORMATION of Council.

RECOMMENDATIONS:

5. Lease of 55th Avenue, Carnarvon
Macdonald Streets

"The Southlands Riding and Polo Club Limited have leased 55th Avenue between Carnarvon Street and Macdonald Street for the past five years. The lease has expired and the Club has requested a renewal.

I RECOMMEND that the closed portion of 55th Avenue between Carnarvon Street and Macdonald Street to leased to Southlands Riding and Polo Club Limited for a further five-year period, subject to the same conditions as contained in the previous lease."

Your Board RECOMMENDS that the foregoing be approved.

6. Improvements to Sewage Pumping Station and
Inlet Sewer at Skeena and Cornett Streets

"The existing sewage pumping station at Skeena and Cornett Streets was constructed in 1953. Since that time, the load on this station has increased substantially. It is therefore necessary to install an additional pump and to upgrade the piping and electrical controls in order to handle these increased flows.

The estimated cost of this work is \$15,000.

I RECOMMEND that \$15,000 be appropriated from Account Code 117/7905, 'Provision for Pollution Control.'"

Your Board RECOMMENDS that the foregoing be approved.

7. Flat Rates for Property Owners' Share of Completed
Local Improvement Projects

"Clause 51B of the Local Improvement Procedures By-Law provides that, by resolution, Council may establish a flat rate per foot frontage with respect to any two or more projects of a like nature, based on the average cost per foot frontage of such projects as estimated by Council.

The flat rates shown in the following table are derived from the actual cost of the work, together with an allowance for interest over the period of construction and other general charges. These rates for the property owners' share of the projects, which were completed during 1971, have been developed in accordance with the provisions of the Vancouver Charter and the Local Improvement Procedure By-Law.

Flat Rates for Property Owners' Share of Local Improvements Completed in 1971

<u>Projects as identified on the Assessment Commissioner's Schedules</u>	<u>Flat Rates per foot to be applied to the Assessable Property in the Projects</u>		
<u>Court of Revision</u>	<u>P.C. CONCRETE SIDEWALKS 5' WIDE EXCEPT AS NOTED Schedule No.</u>	<u>Item No.</u>	
June 18/70	394	68	5.82
July 14/70	395	5	5.82
Nov. 19/70	399	10,11,12	5.82
Nov.19/70	400	68,69,70,71,72	5.82
Mar. 11/71	403	2,3	5.82
July 29/71	407	1,2,4,6,7,8,10,11, 12, 3	5.82 5.30 4'Wide

RECOMMENDED that the table of flat rates shown above be approved."

Your Board RECOMMENDS that the foregoing be approved.

8. Replacement of Water Mains - 1971 Capital Budget

"The following water main replacement are required prior to paving:-

WATER MAIN PROJECT 113

<u>Avenue or Lane</u>	<u>From</u>	<u>To</u>
3rd Avenue	Columbia Street	Main Street
L/E Dunbar Street	17th Avenue	19th Avenue

The estimated cost of Project 113 is \$40,000.

I RECOMMEND that water mains be installed on the above mentioned streets and that \$40,000 be appropriated for Project 113 from Account No. 127/7902, 'Short Notice Projects, Unallocated.'"

Your Board RECOMMENDS that the foregoing be approved.

9. Request for Closure of 47th Avenue
Adventure Playground - Maple Grove School

The Director of Planning and Civic Development and the City Engineer report as follows:

"On January 18, 1972, Council considered a request from Mr. G.H. Taylor, on behalf of the Maple Grove Adventure Playground Committee, that 47th Avenue be closed between Laburnum Street and the lane west of Cypress Street in order that an adventure playground could be built on the school grounds in an area presently used for parking; the displaced parking to be accommodated on the closed portion of the street.

Council resolved that 'this whole matter be referred to the Board of Administration for further consideration of the City Engineer and Director of Planning and Civic Development and report back with the idea in mind of not closing 47th Avenue'.

The matter of providing for the displaced parking without closing 47th Avenue has been discussed with School Board officials. They feel that they cannot justify providing the fencing that would be necessary to permit on-street parking adjacent to the school site, in view of the limited parking that would be provided, the expense, and the fact that it would cut off the adventure playground from the street. The School Board officials advise further that existing parking facilities exceed the City By-law provisions and are sufficient for the school requirements.

Accordingly, a communication has been received from Mr. Taylor, indicating that his committee does not wish to pursue the matter further at this time. His committee is instead asking the School Board to consider an arrangement which provides for the adventure playground by relocating the parking on the school grounds.

In view of the above, it is RECOMMENDED that no further action be taken with respect to providing on-street for the parking which would be displaced by the proposed Adventure Playground on 47th Avenue."

Your Board RECOMMENDS the foregoing report of the Director of Planning and Civic Development and the City Engineer be approved.

INFORMATION:

10. 'Spring' of Clear Water Flowing
Into Lane South of 2898 West 49th
Avenue

The City Engineer reports as follows:

"Dr. G. Speakman in a letter dated February 9, 1972 addressed to His Worship the Mayor and Members of Council, advised that what appeared to be an 'open sewer' is running into the lane from the home of Mr. H. T. Fargey, 2876 West 49th Avenue.

This matter has been investigated and it is found that the water service to 2876 West 49th Avenue is broken just outside the foundation of the house and the water is running into the footing drain tile then around the house and thence via a pipe into the lane ditch. This drain pipe is believed to normally discharge water from the roof downspouts.

Mr. Fargey was not at home at the time of the inspection but Mrs. Fargey has been informed of the problem and advised to have the water pipe repaired.

The problem of the pipe discharging roof water into the lane ditch has been referred to the Department of Permits and Licenses for further investigation since this water should be discharged to a sewer."

Your Board submits the matter to Council for INFORMATION.

(Copies of Dr. Speakman's letter dated February 9, 1972 are circulated for the information of Council).

FOR COUNCIL ACTION SEE PAGE(S) 198

SOCIAL SERVICE AND HEALTH MATTERS

INFORMATION

1. Opportunities for Youth (1972)

Your Board submits the following report of the Director of Social Planning/Community Development:

"City officials have been advised that the Opportunities for Youth Program will be resumed in 1972. Its stated purpose is to provide jobs for unemployed students. Selection of projects are to be based on the following five general criteria:

1. Youth Involvement
2. Innovation
3. Community Benefit
4. Feasibility
5. Number of jobs created, salaries and overall budget of the project.

Projects must be planned, administered and evaluated by the student participants. Government departments are not eligible to submit projects. Therefore no City staff will be directly involved in them. The deadline for submission of project and applications for funds is March 8.

More detailed information is available in the Department of SP/CD for members of Council who are interested."

Your Board submits the matter to Council for INFORMATION.

RECOMMENDATION

2. Welfare & Rehabilitation Department
Extension of Temporary Positions

The Director of Welfare and Rehabilitation reports as follows:

'On February 22, 1972, City Council considered a Board of Administration report on the above subject, and approved the extension of 69 temporary positions to March 10, 1972 on the understanding that a further report would be presented to City Council on March 7, 1972.

On February 21, 1972, the Department implemented in total the division of Financial Services and Social Services in accord with the resolution of Council dated August 24, 1971.

The 140 permanent positions approved for the Financial and Administrative Services Division are currently filled with 89 permanent staff and 51 temporary staff. The 51 temporary staff are a part of the 69 temporary staff recently approved by Council. These 51 people are temporarily occupying permanent clerical positions. Some of them will obtain permanent clerical positions and some who do not meet the qualifications will be terminated.

The Acting Director of Personnel Services advises that he expects to have all of the clerical positions filled with permanent staff within the next 30 days.

Cont'd...

Clause #2 Continued

In accord with Council resolution of August 24, 1971, there are 3 permanent positions in the Administration function of the Department and 87½ in the Social Services Division. All of these positions are filled with permanent staff with the exception of 6 Social Worker I positions which were posted one week ago, and shortly will be filled permanently from the 11 temporary Social Worker I's currently on staff. There are therefore 18 temporary surplus staff consisting of: 6 Social Worker I's, 1 Social Worker IIA, and 11 Social Service Assistants I, when permanent postings have been completed.

A. Current Positions

Notices to terminate the services of 23 temporary staff (1 has resigned) have been issued effective March 31, 1972. The following opportunities are now available within the Department to them:

- (i) 6 - Permanent Social Worker I positions within the authorized permanent complement.
- (ii) 2 - Temporary Social Service Assistant IA's for a maximum period of 6 months for the review of Social Allowance recipients relative to the Wives and Children's Maintenance Act. (Approved by Council 22/2/72)

(iii) Local Initiative Project

We currently have an approved Local Initiative Project which calls for hiring 10 Social Workers and 4 Clerical staff, for a period ending May 31, 1972. The purpose of this project is to review our total load of single employable persons to ascertain suitability for referral to employment or training for employment. It is conceivable that some of the staff terminated will apply for a position in the Local Initiative Project.

B. Requested New Permanent and Temporary Positions

Fraud Investigation - 2 new permanent positions. There has been an unprecedented increase in the number of alleged fraud cases and there is a need for immediate establishment of 2 permanent Social Service Assistance positions. This matter has been discussed with the Deputy Minister of the Department of Rehabilitation and Social Improvement, who has given verbal agreement to Provincial Cost Sharing. This will accommodate another 2 people.

Staff Training - To effectively implement the new Financial Aid System, it is necessary to provide an "in house" training period for all permanent Social Service Assistants.

To facilitate this "in house" training it is necessary to establish six temporary Social Service Assistant positions (one for each District Office) for a maximum of three months, subject to review prior to expiration.

C. Estimate of Costs (1971 Rates)

	<u>1972</u>	<u>Annually</u>
(a) <u>Fraud Investigation</u>		
2 Social Service Assistants @		
\$616 per month	\$11,088	\$14,784
Fringe Benefits 12½%	<u>1,461</u>	<u>1,848</u>
	\$12,549	\$16,632
Auto Allowance approximately		
\$75 per month	<u>1,350</u>	<u>1,800</u>
	\$13,899	\$18,432
C.A.P. 50%	\$6,949	\$9,216
Province 25%	<u>3,475</u>	<u>4,608</u>
	\$10,424	\$13,824
Net Cost to City	<u>\$ 3,475</u>	<u>\$ 4,608</u>

Board of Administration, March 3, 1972 (Social 3)

Clause #2 Continued

(b) Staff Training - 3 Months

6 Temporary Social Service Assistants		\$11,088
@ \$616 per month		<u>1,108</u>
Fringe Benefits 10%		\$12,196
C.A.P. 50%		<u>6,098</u>
Net Cost to City		<u>\$ 6,098</u>

(c) Extension of 18 Temporary Positions - March 1 - 31/72

6 Social Worker I (mid range)	\$673	\$ 4,038
1 Social Worker IIA (actual)	883	883
11 Social Service Assistants I (mid range)	616	<u>6,776</u>
		\$11,697
Fringe Benefits 10%		<u>1,170</u>
		\$12,867
C.A.P. 50%		<u>6,433</u>
Net Cost to City		<u>\$ 6,434</u>
TOTAL 1972		<u>\$16,007</u>

NOTE:

- (i) Application will be made for 25% cost sharing by the Province, re Items (b) and (c).
- (ii) In addition, Council might note that negotiations are in progress with the Provincial Government as to the cost sharing arrangement which might apply to the permanent establishment.

D. Summary of Recommendations

As Director of Welfare and Rehabilitation I recommend that:

- (1) Authority to retain the services of employees in the following temporary positions to March 31, 1972, be granted:

6 Social Workers I
1 Social Worker IIA
11 Social Service Assistants I
18

- (2) The necessary funds for 1972 estimated at \$16,007 be approved in advance of the budget.
- (3) The following positions be established effective when filled:

2 Permanent Social Service Assistants
6 Temporary Social Service Assistants
- (4) The Board of Administration be authorized to approve classification of the two permanent and six temporary positions in accordance with Council resolution of July 22, 1969.
- (5) The incumbents of the two requested permanent positions be granted auto allowance on a regular basis.

NOTE: This report has been discussed with the Acting Business Manager of the Municipal and Regional Employees Union, and he concurs and has agreed to waive the normal review period.'

Your Board RECOMMEND that Council approve the foregoing recommendations of the Director of Welfare and Rehabilitation.

FOR COUNCIL ACTION SEE PAGE(S) 198

HARBOURS AND PARKS MATTERSINFORMATION

1. Development of Camosun Joint School and
Parks Site (Queen Elizabeth Elementary School)
Block 144, DL 140

The Director of Planning & Civic Development reports as follows:

"BACKGROUND

The subject land consists of some 16 acres bounded by 16th Avenue, Camosun Street, 18th Avenue and Discovery Street. The property is leased by the Provincial Government to the City by Indenture of Lease dated April 1, 1938 for a term of 99 years.

The rental is \$100.00 per year and has always been a school charge.

The lease, as originally granted, was for school purposes only, but in November 1946, and at the request of the City, the Minister of Lands extended the use to include park purposes and the lease was suitably amended.

SCHOOL AND PARK SITE

A dividing line appears in the City Book of Maps which probably is intended to show the division of approximately 4.3 acres occupied by the Queen Elizabeth Elementary School on the east side of the parcel from that of the remaining 12.03 acres of parksite. It is understood that this dividing line was mutually agreed to in February 1948 by the School Board and Board of Parks and Public Recreation. It has not been formally registered as the whole 16 acres (Block 144) remains unsubdivided as one parcel.

PRESENT PROPOSAL

The School Board now proposes to develop, as a Local Initiatives Project, a new track and field facility on the remaining 12.03 acre parksite. This facility will be used by Lord Byng High School and Queen Elizabeth Elementary School. The proposal is basically the same as that proposed in 1965 and deferred for lack of funds. The School Board now has received a Federal Winter Employment Grant of \$74,999 to help with their total estimated cost of \$223,904 for the development of playing fields and surrounding running track.

PARK BOARD RESOLUTION

On February 7, 1972 the Board of Parks and Public Recreation considered this matter and resolved as follows:

'THAT the School Board be advised the Park Board is pleased to learn of the proposed School Board development of Camosun Park and express the Board's hope that the joint school and park site facilities will be made available to the public when not needed for school purposes, and advise the School Board that the Park Board would be willing to cooperate to supply trees and advise on placement of sports facilities and landscaping.' "

Your Board submits the report of the Director of Planning & Civic Development for the INFORMATION of Council.

CONSIDERATION

2. Capilano Stadium

On November 23, 1971 Council adopted the recommendations of the Standing Committee on General Purposes which dealt with:

- (i) the use of Capilano Stadium
- (ii) improvements to the boulevard on the Ontario Street side of Capilano Stadium, and
- (iii) the improvement to Melrose Avenue.

The Board of Administration was to consult with the Park Board on these matters and to report back on the source of funds.

Use of Capilano Stadium

Capilano Stadium was to be turned over to the care and management of the Park Board and operated on the following financial basis:

first year	-	\$13,000 capital improvements
		15,000 painting and clean-up
		<u>33,000 operating and maintenance</u>
		<u>\$61,000</u>
second year	-	\$13,000 capital improvements
	-	<u>33,000 operating and maintenance</u>
		<u>\$46,000</u>
third year	-	<u>\$46,000</u> same as second year
fourth year	-	<u>\$33,000</u> operating and maintenance

A letter was received by the Park Board from the Vancouver Art Gallery stating that the Art Gallery would vacate the stadium as at January 1, 1972.

The original Park Board proposal was to carry-out a paint and clean-up program in the first year and to stage about \$39,000 of capital improvements over the first three years.

The Park Board proposal has now been revised as follows:

- (a) major capital improvements are to be carried out in the first year, rather than over three years, to take advantage of cost sharing under the Winter Works Program.
- (b) capital improvements have been expanded to include reconstruction of the baseball field, extending the present field area to allow for soccer or football, installation of complete drainage and irrigation systems, replacement of the fence surrounding the playing field and all peripheral landscaping on both Ontario and Midlothian Streets. The total cost of the revised work is estimated at \$96,300 in 1972.

Part of the work, about \$37,400, is included in an approved Winter Works project, with the City's share of the cost being about 30% or \$11,200. The balance of the cost of capital improvements amount to about \$58,900 and an additional \$2,100 is required for maintenance. A summary of these costs is shown below:

Clause #2 Continued

Total cost of capital improvements	\$96,300
Less: Portion included in approved	
Winter Works project Note 1	<u>37,400</u>
	58,900
Maintenance of field - 4 months	<u>2,100</u>
Additional funds required	<u>\$61,000</u>

Note 1 - The City's share of this cost is about \$11,200 which was previously approved by Council and is provided for in the 1972 Revenue Budget.

Improvements to Boulevard on Ontario Street

The cost of peripheral landscaping on Ontario and Midlothian Streets is included in the \$96,300 for capital improvements noted in the previous section of this report. The Park Board Superintendent feels that the landscaping and stadium improvements proposed will be acceptable to the residents in the area.

Improvement of Melrose Avenue

The Park Board suggest that Melrose Avenue be closed. The City Engineer will be submitting a report to Council on this matter.

Source of Funds

The Comptroller of Accounts advises that if Council approves the revised Park Board proposal re capital improvements to Capilano Stadium and landscaping on Ontario Street, the additional \$61,000 required will be provided in the 1972 Revenue Budget for this purpose and the \$61,000 previously approved by Council as the first year cost of capital improvements, paint and clean-up and operating and maintenance of the stadium would be cancelled.

Your Board submits to Council for CONSIDERATION:

- (a) the revised Park Board proposal to undertake capital improvements to Capilano Stadium at a total cost of \$96,300, such improvements to include peripheral landscaping on Ontario and Midlothian Streets, plus \$2,100 for field maintenance for four months.
- (b) approval of \$61,000 in advance of the 1972 Revenue Budget to carry-out the foregoing work, in lieu of the \$61,000 previously approved for first year Capilano Stadium costs as noted in this report.

RECOMMENDATION

3. Architects' Agreement for Swimming Pool at Lord Byng High School

The Corporation Counsel reports as follows:

"In a Board of Administration report dated January 21, 1972, it was recommended that an architects' agreement be entered into between the City and John H. Hanson and Vladimir Plavsic, Associated Architects, for the design and supervision of construction of a swimming pool on the grounds of the Lord Byng High School. This Board report was dealt with by Council on January 25, 1972, and the following resolution was passed:

Cont'd...

Board of Administration, March 3, 1972 (Harbours 4)

Clause #3 Continued

'THAT the matter of an architects' agreement, expressed in this Clause, be referred back to the Park Board for further consideration on the basis that the City Council is not prepared to authorize such agreement unless assurance is received that the total cost of the swimming pool development, including architects' fees, is within the funds appropriated for this purpose.'

The following is an excerpt from the minutes of the last meeting of the Park Board held on Monday, February 7, 1972, in reply to Council's resolution:

'RESOLVED:

That City Council be assured that the Board wants included in the architects' agreement that the total cost of the swimming pool project including architects' fees, landscaping, furnishings, etc. must be within the \$480,000 allocated and if the bids received for the project exceed the \$425,000 allocated for the contract, the architect will be required to produce revised plans and specifications and obtain bids within the funds available without any additional architects' fees.

- Carried'

It is recommended that an architects' agreement be entered into between the City and John H. Hanson and Vladimir Plavsic, Associated Architects, for the design and supervision of construction of a swimming pool on the grounds of the Lord Byng High School, such agreement to contain the provisions set forth in the Park Board resolution of February 7, 1972, the architects' fee to be six percent of the cost of the work and the form of agreement to be to the satisfaction of the Corporation Counsel."

Your Board RECOMMENDS that the foregoing recommendation of the Corporation Counsel be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 198-199

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Marinas: False creek

The Board of Parks and Public Recreation has submitted the following which is an extract from the Minutes of that Board dated February 7, 1972:

"Discussion took place on the need for more pleasure craft moorage in False Creek. It was regularly moved and seconded,

'RESOLVED: That City Council be requested to hear a Park Board delegation to request use of space in False Creek for a marina.'"

Your Board RECOMMENDS that the communication be received and referred to the Special Committee re False Creek matters.

CONSIDERATION & RECOMMENDATION

2. Use of Building 14:
St. Roch Restoration

The Museums and Planetarium Manager reports as follows:

"At its regular meeting on January 11, 1972, City Council discussed a resolution placed before it by the Greater Vancouver Civic Museums and Planetarium Board concerning a request by the Federal Government to have Building 14 retained as a storage and work area during the period of the St. Roch restoration. Council referred the matter back to the Board of Administration so that specific information on the Federal Government's requirements could be obtained.

I have been in touch with Mr. G.J. Bowen, Director of the Technical Services Branch of the National Historic Sites Division, who has provided the following information.

The government needs a considerable amount of workshop, receiving, and storage space as close as possible to the St. Roch site. Building 14 would, in Mr. Bowen's opinion, be ideal. He has indicated that a location much further away would result in extension and delay to the restoration program. At present, completion is scheduled for March, 1974.

They would use the entire main floor of Building 14, some 20,000 square feet, as follows; the main centre aisle, which is 6,600 square feet would be used as a passageway for the movement of material and vehicles through the large access doors at either end of the building. This would leave just over 6,000 square feet on either side of the aisle. These adjacent areas would be used for:

- (a) lay-out and mock-up areas for location and positioning of fittings.
- (b) work area for refurbishing and refining of equipment.
- (c) receiving and holding area for equipment presently on the ship, and new equipment to be brought in from outside sources.
- (d) areas for maintenance and use of records and drawings of the restoration in progress and for placement of materials not immediately required for the restoration.

Board of Administration, March 3, 1972 (BUILDING - 2)

Clause 2 continued

The government would assume all utility costs in the building.

In summary, Building 14 would be required until at least March, 1974, as the main base of operations for the restoration of the St. Roch.

The Vancouver Museums and Planetarium Association have submitted the following in connection with the use of the St. Roch restoration program in Building 14:

'We wish to draw your attention to the fact that the restoration program of the MV St. Roch, a National Historic Site, will require an area of 10,000 sq. ft. in which to undertake this work.

Upon completion of the Archives Building, and transfer of the Museum's collections to the Archives storage area, Building 14 has been scheduled for demolition - sometime after June, 1972.

We understand that the Parks Board is interested in obtaining a date for this demolition in order to commence conversion of the area to a Civic park. May we emphasize that the space requirements for the restoration of the St. Roch, and the location of Building 14 make this building the most practical location for the work, and we request your favourable consideration of this matter.

It is now urgent that no demolition occur prior to the completion date for restoration of this vessel which is estimated to be March, 1974.'

The Board of Parks and Public Recreation at their meeting held Monday, January 24, 1972, passed the following in connection with this same topic:

'It was regularly moved and seconded,

RESOLVED: That the Board of Administration be advised the Park Board requests that Building 14 be removed at the earliest possible date, certainly no later than the opening of the new Archives Building. - Carried....' "

Your Board submits the above report of the Manager of the Museums and the comments of the Vancouver Museums and Planetarium Association and the Board of Parks and Public Recreation for the CONSIDERATION of Council.

In the event Council agrees to the Federal Government using Building 14 as a storage and work area until March 31, 1974,

Your Board RECOMMEND that the occupation be covered by an agreement satisfactory to the Corporation Counsel whereby the Federal Government would assume all maintenance and operating costs of the building from the date of occupancy until March 31, 1974; the standard of maintenance to be satisfactory to the City of Vancouver.

On June 10, 1969, Council adopted a Board of Administration recommendation as follows:

cont'd . .

Board of Administration, March 3, 1972 (BUILDING - 3)

Clause 2 continued

"THAT Council authorize the use of Building 14 until further expansion takes place in the Museum Complex, at which time the matter be reviewed with a view to providing adequate storage space for the whole complex in the added facilities, ..."

It is noted that this recommendation implied that Building 14 would be removed when further expansion took place in the Museum Complex, but this was not stated. Council may at this time wish to adopt a policy that when Building 14 is next vacated it be demolished.

RECOMMENDATIONS

3. 1847-57 West 2nd Avenue
Zone: RM-3 - Multiple Dwelling District

The City Building Inspector reports as follows:

"On September 10th, 1969, November 18th, 1970, April 23rd, 1971 and December 16th, 1971, the owner of the above property, Jackson Holdings Ltd., pleaded guilty to charges laid under the Zoning and Development By-law for using the above site as a storage yard.

The charge on December 16th, 1971 was laid under the Continuing Offence Section of the Zoning and Development By-law and the owner was fined the maximum of \$50 per day over an 11 day period, making a total of \$550. Inspection of the site on the day of this trial found that the use of the site as a storage yard had been discontinued.

An inspection on February 18th, 1972 found that the site is again being used for storage purposes. In view of many Court appearances and convictions and the fact that Jackson Holdings Ltd. are again violating the Zoning and Development By-law, it is apparent that normal prosecution proceedings through the Provincial Court is an insufficient deterrent. It is therefore recommended that the Corporation Counsel be instructed to take the necessary steps to obtain an injunction to restrain the owner from using the property contrary to the provisions of the Zoning and Development By-law."

Your Board RECOMMENDS that the recommendation of the City Building Inspector be adopted.

4. To add to and renovate the existing Gasoline Service
Station located at 6251 Victoria Drive.

The Director of Planning and Civic Development reports as follows:

"Texaco Canada Ltd. filed Development Permit Application No.57960 to construct a 15.5' x 27' service bay addition to the existing gasoline service station located on the site, to renovate the existing development by the installation of new facia and exterior finish to the existing building and new facia to the canopies.

The site is located at the south west corner of Victoria Drive and 47th Avenue and is located in a C-2 Commercial District.

The gasoline service station policy as adopted by City Council in October of 1968 permits the expansion of alteration to the existing gasoline service station development at this location.

The site development will be improved by the provision of landscaped areas. The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application No.57960 be approved in accordance with the submitted application such plans and information forming part thereof thereby permitting the construction of a 15.5' x 27' service bay addition to the existing gasoline service station, and the renovation of the existing building by the installation of new facia and exterior finishes and new facia on pump island canopies, subject to the following conditions:

Cont'd...

Clause # 4 Continued

- A. Prior to the issuance of the Development Permit:
- (a) All landscaping on this site is to be first approved by the Director of Planning.
 - (b) The westerly 2.5' of Lot 3, Block 6, D.L. 734, is to be first dedicated to the City for lane purposes.
 - (c) Revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating:
 - (i) details of the rear elevation of the building.
 - (ii) the provision of and details of a suitable screening to the site along the westerly property line.
 - (iii) the location of any outdoor merchandise displays on the site such being in accordance with the requirements of Section 11(10) of the Zoning and Development By-law.
- B. All screening to the open portions of the site is to be completed in accordance with the approved drawings within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
- C. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition at all times.
- D. The development including the use of all open portions of the site is to be carried out and maintained at all times in accordance with the approved drawings and Section 11(10) of the Zoning and Development By-law."

Your Board RECOMMENDS that Development Permit Application No. 57960 be approved in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

5. Alterations to the existing Gasoline Service Station Retail Building on the site at 2120 Grandview Highway.

The Director of Planning and Civic Development reports as follows:

"Mohawk Oil Company have filed Development Permit Application No. 58076 to alter the existing gasoline service station and retail building on this site by the installation of new facia and new exterior finishes.

The site is located in a C-1 Commercial District at the south east corner of Lakewood Street and Grandview Highway.

The gasoline service station location policy as adopted by City Council in October of 1968 permits the alteration of the existing gasoline service station at this location.

The site condition will be improved by the provision of landscaping and it is noted that there is an existing sign on the site which is non-conforming (no record of a sign permit) to the present Zoning and Development By-law regulations.

The existing retail building on the site is used for merchandising of fireplace logs and garden accessories.

The Technical Planning Board and the Town Planning Commission recommend that Development Permit Application No. 58076 be approved in accordance with the submitted application such plans and information forming part thereof thereby permitting the alteration of the existing gasoline service station and retail building on this site by the installation of new facia treatment and exterior finishes, subject to the following conditions:

Cont'd...

Clause #5 Continued

- A. Prior to the issuance of the Development Permit revised drawings are to be first submitted to the satisfaction of the Director of Planning clearly indicating:
 - (a) A new site plan showing clarification of site dimensions.
 - (b) Details of the landscaping to be provided including names of plants and heights when planted.
 - (c) The free-standing sign being altered to be in compliance with the requirements of Section 11 (10) of the Zoning and Development By-law.
 - (d) The provision of a satisfactorily screened location for garbage containers.
- B. All screening of the open portions of the site shall be completed in accordance with the approved drawings and the relevant requirements of Section 12 of the Zoning and Development By-law within sixty (60) days from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained.
- C. All landscaping is to be provided in accordance with the approved drawings within six (6) months from the date of any use or occupancy of the proposed development and thereafter to be permanently maintained in good condition.
- D. The development, including the use of all open portions of the site, is to be carried out and maintained at all times in accordance with the approved drawings and Section 11 (10) of the Zoning and Development By-law".

Your Board RECOMMENDS that Development Permit Application No.58076 be approved in accordance with the recommendations of the Technical Planning Board and the Town Planning Commission.

6. Centennial Project - Proposed Archives and Museum Storage Building

The City Building Inspector reports as follows:

"On March 16, 1971, a report was submitted to Council from the Director of Planning and Civic Development regarding the Centennial Project - Archives and Museum Storage Building. In this report it was noted that funds of \$1,144,000.00 were available within the terms of the Centennial Grant. These funds would be used for fees, fixtures and landscaping but not for other furnishings.

Council approved that working drawings be proceeded with subject to the whole program being revised to bring the total estimated cost within the amount of money available, namely \$1,144,000.00, AND FURTHER THAT the matter of provision of \$100,000.00 for fixtures for Museum work and Laboratory areas be not dealt with at the present time.

In order to put the facilities in operation it is necessary to provide funds for certain items not attributable to the Centennial Grant. These are as follows:

a) Furnishings and Equipment for Archives	\$40,000.00
b) Moving Archival material to new building from the Main Library and from City Hall	6,500.00
c) Moving Museum artifacts to the new building from Building #14 and the Centennial Museum	7,500.00
TOTAL	<u>\$54,000.00</u>

The Comptroller of Accounts advises that if approval is given, the necessary funds would be provided in the 1972 Supplementary Capital Budget.

Board of Administration, March 3, 1972 (BUILDING - 6)

Clause #6 Continued

It is recommended that Council approve the furnishings and equipment for the Archives plus the cost of moving the artifacts and Archival material and that the necessary funds in the amount of \$54,000.00 be provided in the 1972 Supplementary Capital Budget."

Your Board RECOMMENDS approval of the recommendations of the City Building Inspector.

RECOMMENDATION & CONSIDERATION

7. Auto Allowances: Local Initiatives Programmes

The Director of Finance reports as follows:

"A request has been received from the Director of Planning and Civic Development as follows:

Local Initiatives Programme No. 51232 - Information Assembly and Analysis - has been approved by City Council and the Department of Manpower and Immigration. This programme requires four (4) temporary analysts to use their own cars. Two will be conducting personal interviews which will require the use of their cars outside of normal working hours. Two will be required for a survey of individual industrial operations. The use of their cars will be necessary for a period of approximately 2 months and I request that they be provided with an auto allowance on the regular basis. It is estimated that their total monthly mileage will be in the range of 1,000 - 1,200 miles. Funds for these auto allowances are included in the costs approved by City Council and a portion will be recoverable from the Department of Manpower and Immigration.

Recommended that auto allowances on the regular basis be provided for the four (4) temporary positions as described above, effective February 23, 1972."

Your Board RECOMMENDS that the above recommendation of the Director of Finance be approved.

Council may wish to delegate to the Board of Administration authority to approve all automobile allowances on a casual and on a regular basis. This matter is submitted for Council CONSIDERATION.

INFORMATION

8. Central Mortgage & Housing Corporation: Interest Rates

The Director of Planning & Civic Development reports as follows:

"Some weeks ago City Council indicated a desire to be made aware of revisions to Central Mortgage & Housing Corporation Interest Rates. A letter dated February 21, 1972, from Mr. K.B. Ganong, Local Manager of CMHC is submitted for information on this subject."

Your Board submits the foregoing for the INFORMATION of Council.

RECOMMENDATIONS

9. Request to keep 38 horses at
7083 Blenheim Street

The Director of Planning and Civic Development reports as follows:

"A Development Permit Application No. 57484 has been filed by Mr. D. S. Brassington for Leader Terminals Ltd., to construct a storage shed addition to an existing stable at 7083 Blenheim Street. Mr. D. S. Brassington also requests permission to increase the maximum number of horses kept on this site from 35 to 38.

The site is located in a RS-1 Limited Agricultural District. Section 10(16)(c) of the Zoning and Development By-law requires that the keeping or housing of horses is subject to the approval of City Council. Council in 1963 approved an increase in the number of horses from 18 to 35.

The Technical Planning Board have approved Development Permit No. 57484 permitting the construction of the shed addition on the site subject to conditions, one being that approval of City Council be first obtained for the keeping of 38 horses.

The Director of Planning recommends that City Council approved an increase in the keeping of horses on this site from 35 to a maximum of 38."

Your Board recommends that the recommendation of the Director of Planning and Civic Development be approved.

10. Marina Space:
Increase

The Director of Planning and Civic Development reports as follows:

"The attached letter dated January 21, 1972 has been received from the Vancouver Thunderbird Association - Fleet 9, requesting enlargement of the Vancouver Civic Marina or creation of a new marina. The Association represents owners of the Thunderbird class sailboat -- a 26-foot keel boat designed for home construction.

The need for more marina berth space has been substantiated by surveys of waiting lists for existing marinas. The Burrard Civic Marina, with a capacity of 482 berths, has a waiting list for over 700 berths. There are no plans to expand the Burrard Civic Marina, because of the expense involved and the encroachment on Vanier Park.

The need has been recognized however in plans for False Creek and Jericho Park.

In False Creek both the 'Proposed Policies for False Creek Development' of the City Planning Department and the 'False Creek Proposals' of the City's consultants, allow for approximately 1,000 marina berths in the long range development of the Creek.

During the course of the consultants' work in False Creek several proposals have been made to develop marinas in the Creek, including a request from the Parks Board. Council has taken no action on these requests pending completion of the consultants' work. On December 21, 1971 Council requested that the consultants' terms of reference be investigated to expand the area of study to include Sub-Area 10 on the south side between Burrard and Granville Bridges. Decisions on the location, timing, method of development and operation of any permanent marinas in False Creek cannot be made until the consultants' work is completed, which is expected in April, 1972.

cont'd.....

Clause #10 continued:

One of the factors under consideration is the effect of the Kitsilano railway trestle on sailboat moorage in False Creek.

In plans prepared by the Park Board for the Jericho development, approximately 260 marina berths are included. The development of these berths will require first the filling of a protective breakwater, and will depend on available funds for park development. Jericho is ideally suited for sailboat moorage, having easy and direct access to cruising and racing areas.

It is recommended that this report be forwarded to the Vancouver Thunderbird Association as representing the current status of plans for civic marina development."

Your Board:

RECOMMENDS that the report of the Director of Planning and Civic Development be endorsed.

11. Strathcona Rehabilitation Project:
Authority to make Grant/Loans

The Director of Planning and the Director of Finance report as follows:

"This project has advanced to the extent that disbursement of grant/loans funds will be required in the near future. In order to establish practical procedures for disbursing these funds, Council is requested to authorize the Director of Finance to disburse funds on the approval of the Strathcona Rehabilitation Committee which is comprised of one representative of each of C.M.H.C., the Provincial Government, the City and S.P.O.T.A. and to report progress to Council at the end of each quarter. Details of the checks to be made by the Project staff prior to disbursement of funds are:

1. Application for Grant/Loans

- (a) Determine the income of the applicant to establish the maximum grant loan for which he is eligible.
- (b) Search the title of the property at the Land Registry Office and estimate applicant's equity in property.
- (c) inspect the property and determine the work to be done.
- (d) Receive bids and/or cost estimates from which to determine the probable costs and the amount of the grant/loan not to exceed the maximum under (a) above.

2. Approval of Grant/Loans

Based on the above information the Project Co-ordinator will present a recommendation of approval or otherwise on each loan application to the Strathcona Rehabilitation Committee. The Committee will consider each application and the recommendation of the Project Co-ordinator and will make the decision of approval or otherwise of the loan.

3. Payment of Grant/Loan

- (a) Registration of the mortgage at the Land Registry Office will precede any advance of funds.
- (b) Grant/loan funds will be paid out by the City on receipt of progress estimates of work done as determined by inspection of the property and report by the Project staff before each draw.
- (c) The City will disburse the funds to the contractor or in such other manner as determined by the Project staff to ensure that the funds will be applied to rehabilitation of the property within the terms of the agreement between the City, C.M.H.C. and the Province.

Clause 11 continued

In general terms the City will disburse grant/loan funds only after approval of the grant/loan by the Strathcona Rehabilitation Committee (representing the three levels of government and S.P.O.T.A.), registration of the mortgage against the property and inspection and certification that the value of work completed is equal to the progress (or final) payment requested.

The City's books will record the details of the City share of the grant/loans as a Receivables to be repaid to the City. The Federal-Provincial shares of grant/loans and other expenditures will be billed to them monthly as has been the procedure for all Urban Rehabilitation Projects.

It is recommended that

- (1) the Director of Finance be authorized to disburse funds with respect to grant/loans on the approval of the Strathcona Rehabilitation Committee, in accordance with the foregoing procedures, and
- (2) that a report to Council be submitted after the close of each quarter year commencing with March 31, 1972, showing
 - (a) the number of grant/loans approved to date and the total amount approved
 - (b) a list of grant/loans approved during the quarter
 - (c) the number of grant/loan applications in process, and not yet approved."

Your Board has received the above report from the Director of Planning and Civic Development and the Director of Finance.

In submitting this report on procedure, categorical assurances have been received from these Officers that it is being carried out precisely in the terms of Council's resolutions. Specifically, aspects of the application for grant/loans referred to in 1. (a), (b), (c), and (d) are matters for the staff of Central Mortgage & Housing Corporation.

The City's books recording details of the City's share of the grant/loans as receivables to be repaid to the City refer only to the City's loans. The City has no input in the grants.

On the above understandings,

Your Board RECOMMEND that the procedures proposed by the Director of Planning and Civic Development and the Director of Finance be approved.

FOR COUNCIL ACTION SEE PAGE(S) 199-200

LICENSES AND CLAIMS
MATTERS

INFORMATION:

1. Community Care Facilities

The Director of Permits & Licenses reports the following for the information of Council in view of the current interest and discussion taking place regarding the inspections of Community Care Facilities in Vancouver. This information is presented in the form of replies to the following questions:-

- (A) What types of service are provided in the city within the definitions of the Community Care Facilities Licensing Act?
- (B) What inspections of these facilities are presently taking place and how often?

The Community Care Facilities Licensing Act defines Community Care Facilities as follows:-

"Community Care Facility" means any building or structure in which

- (i) food, lodging, and care are furnished, with or without charge, to three or more persons who, on account of age, infirmity, physical or mental defect, or other disability, require care, excepting a home maintained by a person related by blood or marriage; or
- (ii) food, lodging, and care are furnished, with or without charge, to three or more women during any portion of their pregnancy preceding delivery or any portion of the three months immediately succeeding delivery; or
- (iii) food and lodging are furnished, with or without charge, to fifteen or more adult persons in receipt of some form of public assistance; or
- (iv) day-care is given to three or more children under fifteen years of age to provide supervision and social training; or
- (v) nursery-school, pre-school, kindergarten, or any similar training, not provided under the Public Schools Act, is provided to three or more children under six years of age to prepare them for entrance to elementary school; or
- (vi) food, lodging, and care are provided, with or without charge, to three or more children under fifteen years of age living apart from their parents or guardians, excepting
 - (a) a facility approved as a foster home under the Protection of Children Act; or
 - (b) a facility maintained by a person to whom the children living in the facility are related by blood or marriage; or
 - (c) a facility that has its primary purpose the provision of educational training for children from the age of six years, to and including the age of fifteen years; or

/continued . . .

Clause #1 Continued

- (vii) any other facility declared by Order of the Lieutenant-Governor in Council to be a Community Care Facility within the meaning of this Act.

Section 7 of the Community Care Facilities Licensing Act states that a Provincial license may be issued when a building or structure to be used as a Community Care Facility complies with all applicable Provincial and Municipal Health, Fire, Electrical, Plumbing, Building and Zoning regulations and bylaws, and the regulations under this Act. The present inspection procedure in Vancouver commences when an application is received from the Chief Inspector for the Community Care Facilities Licensing Board to operate a Community Care Facility in the city. This Board is comprised of members from several Provincial departments which sits in Victoria and is staffed by the Provincial Health Department, including the Chief Inspector referred to.

The zoning regulations are first checked and if they are being met and the use is permitted in the area concerned, the following procedures are followed to ensure that all City bylaws are being met:-

1. if the application is for 5 or less children in a building, then only the Building and Health inspectors make inspections. For all other Community Care Facilities use, inspections are made by the Building, Health, Fire, Electrical and Plumbing disciplines.
2. the inspections are co-ordinated by the Department of Permits & Licenses' Housing Control Co-ordinator who receives all inspection reports and notifies the applicant and the Provincial Board of any required repairs or alterations. Re-inspections are made of the premises to determine completion of the required repairs or alterations. When all the work has been completed, the Co-ordinator notifies the Provincial Board who then exercise their right to license the premises or not.

City business licenses are payable only on private hospitals (not included under Community Care Facilities Licensing Act but governed by the Hospitals Act), and on personal care homes (definition (i) above). Other Community Care Facilities are generally of a non-profit nature and no City business license is required, e.g. day care facilities, youth hostels, etc. Inspections by License Inspectors are not carried out as the approved occupancy for business license purposes is obtained from the Department of Permits & Licenses' files. Routine re-inspections of these buildings are carried out by the Health and Fire Departments and deficiencies found are either dealt with or referred to the appropriate inspection disciplines in the Department of Permits & Licenses for action.

It should be noted that under the Act, each time the operator of a facility changes, a new application is made to the Board and the above procedure is repeated. Your officials are of the opinion that the inspection of the physical aspects of these facilities, as described, is sufficient and that no further regular initial inspections are necessary, although the Provincial Licensing Board may disagree. However, it should also be noted that Provincial Statutes require that fire inspections be carried out in these premises on a two month interval. The present interval of inspections is noted on the attached table and is considered not satisfactory to the Fire Chief for these types of occupancies. City inspections have never been carried out to evaluate the management of care programmes in Community Care Facilities. If it becomes necessary for the City to carry out further inspections, additional staff would be required.

/continued . . .

Clause #1 Continued

Attached is a list of the different types of facilities licensed under the Community Care Facilities Licensing Act but it should be noted that there are care facilities in the City that are operating without a Provincial license. When these are found, they are reported to the Board. If the Board's licensing procedures are changed, this could result in an increased number of inspections and re-inspections having to be carried out.

The Children's Aid Society also operate facilities for the care of children in the city. They operate under the Provincial Protection of Children Act and not under the Community Care Facilities Licensing Act. The Children's Aid Society request inspections by Building, Fire and Health inspectors for the establishment of new foster homes for more than five children in accordance with Zoning and Development Bylaw regulations, and they are checked in the same fashion as facilities under the Community Care Facilities Licensing Act. However, the majority of their facilities are for fewer than five children. The Health Department's inspections and re-checks are carried out on these smaller facilities which are essentially one family dwellings. The Catholic Children's Aid Society, at present, do not request inspections of any of their premises.

In addition to the Community Care Facilities referred to above, there are 20 private hospitals which are licensed and controlled under Part 2 of the Provincial Hospital Act. Under this Act, no new conversions of existing buildings to hospitals have been permitted since approximately 1958 and no new private hospital buildings have been permitted since 1964. The Provincial Government have notified 11 of the existing private hospitals that their Provincial licenses may not be renewed after January 1, 1973. The remaining 9 private hospitals are specifically designed hospital facilities. If Provincial Government policy changes and new private hospitals are again permitted, all City inspection disciplines will be involved in primary inspections and re-checks. Routine re-inspections will be carried out as they now are in existing private hospitals by Fire and Health inspectors. Although the Community Care Facilities Licensing Act refers to municipal inspections prior to the issue of a Provincial license, the Hospitals Act does not. This is carried out by the Provincial Hospital Inspector, who works in co-operation with City inspectors.

This report has been discussed with the Medical Health Officer and the Fire Chief, both of whom concur.

YOUR BOARD submits the report of the Director of Permits & Licenses for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 201

FIRE AND TRAFFIC
MATTERS

RECOMMENDATION:

1. Traffic Signal - 49th Avenue
and Tisdall Street

The City Engineer reports as follows:

"This report refers to a letter received from Mr. Ralph H. Long, dated February 25, 1972, (copy attached) in which he objects to the type of traffic signal being installed at 49th Avenue and Tisdall Street.

The decision to install a signal at this intersection to assist school children crossing 49th Avenue was made in December 1971, following a review of the traffic conditions and pedestrian crossing difficulties by both the Police Department and the Engineering Department. It was mutually agreed that a school patrol operated signal would be the appropriate type of signal, since this device is used at other locations in the City having similar conditions of multi-lane roadways and heavier traffic, making crossing difficult for school children. Since our review did not indicate that pedestrian crossings during other periods of the day were significantly different from many other school and playground crossings in the City, we did not feel there was justification for installing a full pedestrian actuated signal at this location.

As Mr. Long had written to us at about that time, expressing his concern for the safety of pedestrians, we advised him of the above decision by letter dated December 2, 1971 (copy attached). We also indicated to him that, following the installation of the signal, we would again review the situation jointly with the Police Department to determine if any further measures are required.

Subsequently, on December 21, 1971, Council approved the allocation of funds for this signal.

The statement in Mr. Long's letter of February 25, 1972, that the Engineering Department ignored the Police Department recommendation that a full pedestrian actuated signal be installed is not correct. The report of the Police School Patrol Squad following their surveys recommended that 'serious consideration should be given to installing a school patrol actuated signal at this intersection'. This recommendation was confirmed in further discussion with the police, when we mutually concluded that a patrol-operated signal would be the appropriate device.

Mr. Long's letter also refers to a recent pedestrian accident at 49th and Tisdall, suggesting that this is further justification for a pedestrian signal. Since 1960, our records indicate there have been three pedestrian accidents and 13 rear-end accidents at this location. This record is not unusual for an unsignalized intersection on an arterial street, and does not, in itself, warrant the installation of a pedestrian actuated signal.

The patrol-actuated signal is now operating and as stated in our letter of December 2, 1971 to Mr. Long, conditions at this intersection will be reviewed, particularly with respect to use of the crosswalk after school hours.

In view of the concern expressed by Mr. Long and other parents in the area, I suggest this matter be considered by the Official Traffic Commission when a review has been completed. Because the adjoining Park area will not be heavily used during the next month (until the weather improves), it is RECOMMENDED that the City Engineer submit a report to the Official Traffic Commission on traffic conditions at this location in two months' time."

Your Board RECOMMENDS the foregoing report of the City Engineer be approved.

(Copies of communications from interested citizens are also circulated for Council's information)

DELEGATION LATER THIS DAY

FOR COUNCIL ACTION SEE PAGE(S) 201

Board of Administration, March 3, 1972 (FINANCE - 1)

FINANCE MATTERS

CONSIDERATIONS

1. Public Relations - Production and Distribution of a Vancouver Newsletter

The Director of Finance reports as follows:

"A letter dated February 18, 1972 addressed to the Mayor and Council from The Public Relations Services, Limited, submits a proposal for a newsletter to the citizens of Vancouver.

For many years the City has sent out an information sheet with the tax bill. Originally, this was to provide information on revenues and expenditures of the City on a percentage and per capita basis. The usual charts were included until a Council Committee decided that the material, other than budget figures, should be of a general nature. This has been prepared by the Deputy Director of Finance for several years with the help of other Departments, probably due to the origination of the sheet as a Finance Department production related to financial information. Printing costs recently have been about \$1500.

Mailings with the City assessment notice and the tax bill do not provide full coverage of all citizens as only owner occupied dwelling units and businesses are covered. With the trend towards rented apartments the percentage of citizens covered is decreasing.

The mailing with the tax bill forces limitations on the size of the production and the timing of the preparation must be such that it does not interfere unduly with the mailing of tax bills, as any delay in the large volume of payments resulting from the bills could mean a comparatively substantial loss in interest.

The letter states that there are 162,432 households and businesses in Vancouver, consisting of 87,818 houses, 59,183 apartments and 15,431 business places. We have found that about 80,000 is our present distribution, which is about 50% of the potential, by postal walk at 3¢ per letter.

The firm is quoting a total cost including delivery of about \$9,300 for a 4 page letter and \$13,700 for an 8 page letter (one colour and pictures).

It is noted that the City does not have the professional public relations services on the regular basis that some other civic boards and the Regional District and surrounding municipalities do.

For Council CONSIDERATION

- (a) Whether there is a need to replace the present 'brochure for the information of taxpayers' prepared by the Finance Department with a professionally prepared newsletter to be distributed by postal walk to all households and business premises.
- (b) If so does Council wish to give any consideration to the proposal of The Public Relations Services, Limited, and which of a 4 page or 8 page production does Council favour?"

Your Board submits the above report of the Director of Finance for Council CONSIDERATION.

(Copies of letter and sample brochures are attached for Council information.)

Board of Administration, March 3, 1972 (FINANCE - 2)

2. Killarney Senior Concert Band

The City Clerk reports as follows:

"In a letter dated February 4, 1972, the Killarney Senior Concert Band has written requesting a grant of \$2,500 to assist the group on an exchange musical and educational visit with a secondary school in Toronto. The exchange will take place the first week in April.

The sum of \$18,000 is required to cover transportation costs of eighty band members and chaperones. In this regard, about \$8,400 has been raised by the students and their Parents' Association.

Your Board notes that similar requests have been dealt with by Council as follows:

- | | | | |
|------------|---|--|------------------------|
| July 1970 | - | B.C. Beefeater Band, travel re performance in California | \$1,200 - Not approved |
| June 1969 | - | B.C. Boys Choir re Tour of Europe | \$1,000 - Approved |
| April 1971 | - | John Oliver School Concert Band, travel assistance to Europe | - Not approved" |

Your Board submits the foregoing request for the CONSIDERATION of Council.

DELEGATION REQUEST - Killarney Senior Concert Band

(A copy of the letter from the band is circulated for information)

3. Grant - Indian Students

The City Clerk reports as follows:

"A letter has been received from Lower Post Student Residence, Lower Post, B.C. requesting a grant to permit 15 Indian boys from the school to visit Vancouver.

School children in the City are raising money to assist, however funds are required to supplement the money being raised.

The group has written the Provincial Government, the Department of Indian Affairs and the Vancouver School Board, and to date only the Provincial Government has given a grant of \$500. The School Board is not able to give financial assistance.

The trip will cost about \$1,500.

In the event that Council does not make a donation, the Organization is requesting that Council provide tickets of admission to various places of interest in the City as well as tickets for transportation within the City."

Your Board submits the foregoing for the CONSIDERATION of Council.

Board of Administration, March 3, 1972 (FINANCE - 3)

4. Junior Amateur Sports Stadium - Lighting

The Director of Finance reports as follows:

On April 22, 1969 Council approved a grant of \$15,000 for lighting of the Central Park Swangard Stadium as follows:

'That a grant of \$15,000 be approved for required lighting in connection with the Junior Stadium, subject to a matching grant of \$15,000 from the Municipality of Burnaby, \$30,000 from the Provincial Government and a further \$30,000 from private sources.'

These conditions were not met as at the December 31, 1969 year-end and the grant approval lapsed.

A letter has now been received from Mr. E. Swangard, Chairman of the Junior Amateur Sports Stadium which indicates that Council's conditions as per the 1969 resolution have been met and requests payment of the City's contribution of \$15,000."

Your Board submits the matter of approving the grant of \$15,000 as the City's contribution towards the Junior Amateur Sports Stadium - Lighting, to Council for CONSIDERATION.

(A copy of the letter from the Junior Amateur Sports Stadium Society is circulated to members of Council.)

INFORMATION

5. Tender Awards

The Purchasing Agent reports as follows:

"In accordance with Council policy, contracts for the following supplies were awarded by the Board of Administration:

Bolts, Nuts and Washers
Fire Dept. Base Station Equipment
Merchant & Reinforcing Steel
Voice Voting System
Electrical Wire, Cable and Conduit

Copies of the details of these tender awards are circulated."

Your Board submits the foregoing for the INFORMATION of Council.

RECOMMENDATIONS

6. Purchase of Calculator

The Director of Permits & Licenses reports as follows:

"Under the provisions of Section 282 of the Vancouver Charter, interest at the rate of 8% per annum compounded annually is charged on Business Tax which remains unpaid on December 31 of the year in which it is due. This provision came into force in 1970.

There has been an increasing number of overdue accounts and considerable time is now being spent manually calculating the amount of interest payable to the date of payment.

The Co-ordinator of Data Processing has looked at the present method of calculating the interest payable, and recommends that an electronic calculator be purchased for this purpose. This would

(continued....)

Board of Administration, March 3, 1972(FINANCE - 4)

CLAUSE #6 (continued)

not only reduce the amount of additional clerical work but would speed up customer service for those people who call at the office to pay their delinquent account.

The Department's Supplementary estimates include a request for this electronic calculator, but since the 1972 Business Tax is now due and payable, I request approval, in advance of the 1972 budget, to purchase the machine now at an estimated cost of \$550.

The Co-ordinator of Data Processing concurs with this request."

Your Board RECOMMENDS that the report of the Director of Permits and Licenses be adopted.

7. Department of Personnel Services - Reorganization

Since retirement of Mr. J. Stewart Don, from the position of Director of Personnel Services, effective November 30th, 1971 the Acting Director of Personnel Services and the Administrative Analyst have, upon instructions of your Board, examined the organization of the Department in relation to the duties and responsibilities.

The present organization of the Department is as shown on Chart 'A' attached. Briefly, the Department consists of twenty-one established positions operating in three Divisions, namely:

Recruiting
Records
Classification

Each Division Head reports to the Assistant Director.

The Acting Director of Personnel Services and the Administrative Analyst having completed their examination have submitted a report to the Board, together with the following recommendations:

- (i) The Personnel Services Department be organized as shown on Chart 'B' attached.

(Briefly, the staff complement remain at twenty-one, two Divisions be established: one consisting of recruiting and training; the second consisting of classification and records. The Division Heads to report directly to the Director of Personnel Services.)

- (ii) The position of Assistant Director, Personnel Services be abolished effective upon adoption of this report.

- (iii) One new position of Personnel Technician II be established effective when filled. The incumbent to be responsible for development of the Employee Training Program.

This position would involve the assessment and approval of outside course requests and co-operation with the Department Heads in the design and presentation of training courses aimed to improve supervisory performance. The incumbent would be expected to develop programs for performance evaluation and to develop methods for improved employee attendance control.

Board of Administration, March 3, 1972 (FINANCE - 5)

CLAUSE #7 (cont'd.)

Your Board note that the abolishment of the position of Assistant Director will provide an annual salary saving (at 1971 rates) of \$18,864. This saving will offset the additional salary cost for the proposed new position of Personnel Technician, and the additional compensation payable to the two Personnel Technicians who will fill the recommended two Division Head positions. Until the classification of these three positions has been completed, annual savings cannot be estimated, but your Board believe that there will be a net salary saving by adoption of the recommended organization.

Your Board RECOMMEND:

- (i) That the foregoing recommendations of the Acting Director of Personnel Services and the Administrative Analyst be adopted.
- (ii) That your Board be authorized to review the classifications of the position of the Director of Personnel Services and ten (10) excluded staff positions, and establish classifications for report to Council.

(Copies of the present and proposed Organization's charts are circulated for Information)

8. Investment Matters - (Various Funds) - January, 1972

- (a) Security transactions during the month of January, 1972.
- (b) Summary of Securities held by the General and Capital Accounts as at January 31, 1972.

(a) GENERAL AND CAPITAL ACCOUNT TRANSACTIONS

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Cost</u>	<u>Term Days</u>	<u>Annual Yield</u>
<u>Bank Deposit Receipts Purchased for Redemption in January, 1972</u>						
Jan. 4	Toronto Dominion Bank	Jan. 18/72	\$ 500,786.30	\$ 500,000.00	14	4.10
4	Bank of B.C.	Jan. 6/72	1,600,350.68	1,600,000.00	2	4.00
4	Bank of Nova Scotia	Jan. 31/72	501,571.92	500,000.00	27	4.25
6	Mercantile Bank of Canada	Jan. 10/72	1,300,534.25	1,300,000.00	4	3.75
10	Royal Bank of Canada	Jan. 31/72	1,703,961.23	1,700,000.00	21	4.05
17	Mercantile Bank of Canada	Jan. 24/72	1,000,795.89	1,000,000.00	7	4.15
24	Mercantile Bank of Canada	Jan. 26/72	600,131.51	600,000.00	2	4.00
			<u>\$7,208,131.78</u>	<u>\$7,200,000.00</u>		
<u>Bank Deposit Receipts Purchased for Redemption after January 31, 1972</u>						
Jan. 4	Bank of Nova Scotia	Mar. 14/72	\$ 705,973.97	\$ 700,000.00	70	4.45
12	Toronto Dominion Bank	Mar. 15/72	705,147.01	700,000.00	63	4.26
18	Bank of B.C.	Mar. 15/72	603,991.56	600,000.00	57	4.26
18	Can. Imperial Bank	Feb. 29/72	502,445.21	500,000.00	42	4.25
21	Toronto Dominion Bank	Mar. 15/72	1,308,212.44	1,300,000.00	54	4.27
24	Mercantile Bank of Canada	Feb. 1/72	402,350.68	400,000.00	8	4.00
			<u>\$4,226,120.87</u>	<u>\$4,200,000.00</u>		

DEBT CHARGES EQUALIZATION FUND TRANSACTIONS

<u>Date</u>	<u>Type of Security</u>	<u>Maturity Date</u>	<u>Maturity Value</u>	<u>Price</u>	<u>Cost</u>	<u>Term Yrs/Mos</u>	<u>Annual Yield</u>
<u>Debentures Purchased</u>							
Jan. 19	City of Van. 3½%	Apr. 15/74	<u>\$2,000</u>	\$91.875	<u>\$1,837.50</u>	2/3	7.49

Cont'd.....

CLAUSE #8 (cont'd.)

(b) GENERAL AND CAPITAL ACCOUNTS ONLY		
Type of Security	Par or Maturity Value	Cost or Book Value
<u>Short Term</u>		
Deposit Receipt due 1972	<u>\$15,759,747.28</u>	<u>\$15,600,000.00</u>
<u>Medium Term</u>		
B.C. Hydro & Power Authority 7% Parity Bonds due Sept. 1/75	<u>\$ 200,000.00</u>	<u>\$ 200,305.59</u>

RECOMMENDATION

Recommended by your Board that the report of the Director of Finance on Investment Matters (Various Funds) for January, 1972 be confirmed.

CONSIDERATIONS

9. Civic Luncheon: Canadian College of Teachers

The City Clerk reports as follows:

"A letter has been received from the Canadian College of Teachers, Lower Mainland Chapter, advising that the 1972 Convention of the Canadian College of Teachers will be held in Vancouver, July 5th to 8th, 1972.

The Provincial Government has agreed to sponsor a luncheon on July 6th and the organization is requesting that the City of Vancouver sponsor a luncheon for 150 delegates on July 7th (estimated cost \$750).

Council has dealt with similar requests as follows:

March, 1967	B.C. Teachers Federation - Dinner re World Conference	\$1,500 approved
Feb., 1971	Canadian Society for Education Through Art - Civic Luncheon	No action taken "

Your Board submits the foregoing request for the CONSIDERATION of Council.

10. Grant: Anglican Church Women

The City Clerk reports as follows:

"A letter has been received from the Planning Committee of the Anglican Church Women advising that the National Board of the organization will be holding their Annual Meeting at the University of British Columbia in June of this year. One hundred and forty delegates are expected to attend from every province in Canada and the Yukon Territories.

The organization is requesting that the City extend its hospitality to these guests by financing a bus tour of the City on the evening of June 6th, at an approximate cost of \$115.

Board of Administration, March 3, 1972 (FINANCE - 7)

CLAUSE #10 (cont'd.)

It is noted that Council has dealt with similar requests as follows:

July, 1971	Girl Guides of Canada - Assistance re Conference	No action taken
March, 1969	Vancouver Council of Women - Civic Luncheon re Conference	No action taken"

Your Board submits the foregoing request for the CONSIDERATION of Council.

11. Repeal of the 10% Limitation on Assessment Increases

Council action of February 8, 1972 as modified for clarification on February 15, 1972:

"MOVED by Alderman Phillips,
THAT the Council appeal again to the Provincial Government to eliminate the 10% limitation on assessments for school purposes, in respect of industrial, commercial, apartment, *and vacant lands, *as well as residential lands which have been rezoned, and the Board of Administration be requested to prepare, for Council's information, a report similar to the Board report dated May 3, 1971, being a statement of the effect of government action in this matter.

FURTHER, THAT the U.B.C.M. be so informed, as well as its various member municipalities.

* Changes made."

Two appeals to the Government have been prepared for Council consideration. The first, attached as Exhibit A, is in accordance with Council's resolution quoted above, and therefore requests the Government to repeal the 10% schools assessment increase limitation on all property except for zoned residential property used for residential purposes. 'Residential lands' in the resolution has been interpreted to mean both land and improvements.

However, both the Director of Finance and the Assessment Commissioner would point out to Council that keeping the 10% increase limitation on residential property maintains the characteristics of inequity as between properties, both within the residential category and between residential and the other categories, and as between municipalities. Most important, however, is that they feel that the protection for the home owner should be at the taxing level, not the assessment level, and this protection already exists in the form of the Provincial Home Owner Grant (\$185 normal, \$235 for senior citizens, in 1972). This protection is far more effective than the 10% assessment increase limitation would be and it avoids disturbing the equity of the assessment structure. With these points in mind a second appeal, attached as Exhibit B, has been drafted for Council consideration, requesting repeal of the 10% increase limitation, without qualification.

The report referred to in the Council resolution will not be ready for several weeks but the appeals are submitted now as the Legislature will not be sitting for too much longer.

Your Board submits the two draft appeals for Council CONSIDERATION.

Board of Administration, March 3, 1972 (FINANCE - 8)

12. Re - Rental Accommodation Grievance Board

The Corporation Counsel reports as follows:

"In 1970 the Legislature passed an amendment to the Landlord and Tenant Act by way of creating a Part II which came into force on April 6th, 1970. This changed a number of long-standing principles regarding the relationship of Landlord and Tenant and also established a new code of relationship. It also conferred a limited jurisdiction on Provincial Court Judges to settle disputes where specific sections in Part II empowered either side to make application to the Provincial Court for specific orders. In other sections, a violation of one of the rules can result in a prosecution and a resultant fine rather than an order.

Prior to this legislation and specifically, on September 9th, 1969, the City Council passed its Rental Accommodation Grievance Board By-law pursuant to the authority under the Rent Control Act, and by by-law conferred jurisdiction on the Board to determine, on application, whether the regulations had been contravened by either the landlord or the tenant, and it could make binding orders, enforceable in Provincial Court, in respect of differences.

Recently Judge Levey of the Provincial Court Small Claims Division was adjudicating in respect of three disputes which were launched under the provisions of Part II of the Landlord and Tenant Act. In each case one of the parties had previously obtained an order from the Rental Accommodation Grievance Board. Judge Levey considered that as a first issue it was necessary to decide whether those orders were valid. On February 22, 1972, Judge Levey held that the Board had no power to make binding decisions since April 6, 1970, the date the Landlord and Tenant Act provisions came into force. Having made this preliminary decision, he is now going to proceed to trial on the merits of the three claims. (Copies of his Reasons are circulated herewith.)

The first issue that arises is a procedural one. The validity of the Rental Board orders, in my view, arose as a collateral issue to the real issue which was to adjudicate on applications filed under the Landlord and Tenant Act. The Board's orders were not in direct issue and the Board was not, and could not be, a party to the proceedings. The result is that there is no status in either the Board or the City to appeal the decision. In my opinion, the exercise of his jurisdiction is limited to that conferred on him under the Landlord and Tenant Act and his decisions are binding under that Act on the parties who appear before him under it, but I do not consider that his pronouncement is binding on the Board, though it may well be deserving of considerable respect.

After the judgment came down, it was suggested to the Rental Board that it delay hearing any further applications until Council had considered what course of action it wishes to follow. The Board has followed this suggestion and is awaiting the outcome of this report. Four courses are open:

Cont'd.....

CLAUSE #12 (cont'd.)

- (a) To accept the decision and abandon the concept of being in the field even on an advisory basis and repeal the by-law and abolish the Board.
- (b) To accept the judgment and amend the by-law so as to clearly establish the Board as being purely advisory.
- (c) To accept the decision and appeal to the Provincial Government to make appropriate amendments so as to allow concurrent but not conflicting jurisdiction.
- (d) To instruct the Board to continue to operate under the By-law.

It can be anticipated that if the fourth course is followed, in due time one of the parties will appeal to the Supreme Court for a Writ of Prohibition to stop the Board from hearing the grievance or, alternatively, an application to the Supreme Court for a Writ of Certiorari to quash a decision that has been made within the past 6 months.

In either of the latter cases, the Board's order will be directly under review rather than collaterally and, of course, the City will be involved.

As to the legal aspects of the judgment, I am of the opinion that, with deference to His Honour, there is an arguable case to support the view that the Landlord and Tenant Act may have some effect on the Board's powers but not so much as to completely eradicate them, and if proceedings are launched as described in the fourth choice, I would recommend to Council that we should appear and make a case to sustain the Board's powers."

Your Board submits the foregoing report of the Corporation Counsel for the CONSIDERATION of Council.

RECOMMENDATION

13. Field Trip to the Lane County, Oregon, Assessment Department

Your Board has received the following report of the Director of Finance:

"In pursuing efforts to further use computer assistance on the City's assessment practices, we have been in contact with Oregon's Lane County Assessment Department. Lane County is presently utilizing computer assisted evaluation techniques in their operations and a computer terminal enquiry system for their file retrievals.

They started, as we did five years ago, with computer calculated 'Replacement Cost Less Normal Depreciation' (RCLND) calculations. However, new techniques developed by Lane County will enable the Assessment Division to refine the quality of the Roll through a broader use of computer capabilities.

The first of these techniques, and our major interest in contacting Lane County, was the statistical technique of regression analysis which is used to determine estimated sales price per dwelling. The regression analysis technique is the development of a formula in which the assessor uses the features of the individual dwelling to arrive at an estimated value. It is the choice of these features and how these features can be quantified, which reflect the success or failure of this approach to valuation. Lane County appears to be quite successful in preparing equitable valuations.

Cont'd.....

Board of Administration, March 3, 1972 (FINANCE - 10)

CLAUSE NO. 13 (cont'd.)

They have also utilized a similar technique to develop a 'Market Price' based on dollars/square foot. Their third approach was an improved 'Adjusted Sales Analysis' by dwelling types and neighbourhoods.

Since Lane County has been successful in implementing these ideas, their experience to date can be valuable to our City Assessment staff, who can assess the administrative organization and methods and the technical decisions that have made this possible. I recommend that the City send three Assessors:

C. Dowling, Deputy Assessment Commissioner
R. Casement, Senior Building Valuator
H. Urquhart, Senior Land Valuator

and R. Hartman, Systems Analyst, for a two day review of Lane County procedures. The objective would be to:

- A. Review the requirements of data collection and quantification for regression analysis.
- B. Review the other computer assessed techniques being employed.
- C. Review the terminal type enquiry system as both an administrative aid, and as a technical assist for the City.

Costs for this trip, in addition to three days leave with pay for each, will be about \$650 in total, including transportation and accommodation and meals. Funds are available in the 1972 budget, in the Travelling Expenses, Staff Officials Account (7090-929)."

Your Board RECOMMENDS that the above recommendations of the Director of Finance be adopted.

FOR COUNCIL ACTION SEE PAGE(S) 202-204

BOARD OF ADMINISTRATIONPERSONNEL MATTERSSUPPLEMENTARY REPORTMARCH 3, 1972RECOMMENDATION1. Salary and Classification Review - Five (5) Positions, Probation Officers III, Probation Services Department

The Acting Director of Personnel Services reports as follows:

"City Council on February 15, 1972 adopted a report of the Board of Administration containing certain recommendations of the Administrative Analyst with respect to the organization of the Probation Services Department and my recommendations dealing with the salary and classification of the Chief and Assistant Chief Probation Officer positions. This report noted that the positions of Probation Officers III would be the subject of a subsequent report which is now presented for Council's consideration.

In addition to these positions being included in this present review, the incumbent Probation Officer III's had previously requested a classification review.

In 1968, the last time these positions were reviewed, a referee's decision resulted in the Probation Officer III's being upgraded from Pay Grade 24 to 25.

The Administrative Analyst in his most recent report did not advance any specific proposals with regard to these positions. However, approved manpower and organizational changes which have been implemented since 1968 in addition to the recently authorized organization changes have had a discernable effect on the duties and responsibilities of the Probation Officer III's as follows:

A report adopted by City Council on January 13, 1970 resulted in additional probation staff and established the present form of organization. That is, the four Probation Officer III's in the Juvenile Branch (except the senior Intake Officer) supervise a team of line Probation Officers who are deployed geographically throughout the City in accordance with the local area concept. The Family Branch is still organized on a functional, rather than geographical, basis and is headed up by a Probation Officer III.

The effect of the February 15, 1972 authorized change on organization is that the Probation Officer III's report to only one Assistant Chief Probation Officer and therefore are afforded less direct supervision.

In summary, since 1968 the Probation Officer III's have assumed a greater supervisory role. Their caseload is now negligible and their time is more effectively devoted to reviewing and supervising the work of line staff with regard to case progress and subsequent reports and recommendations. Attendance in court in a resource capacity is also a more pronounced aspect of these positions.

These changes in themselves are only marginal grounds for reclassification. However, when combined with fact that since March 1 of 1971, when the Chief Probation Officer, Mr. Gordon Stevens, commenced sick leave which continued until his formal retirement on June 1, 1971, they have had to work under less direct guidance and that this situation will continue with the authorized reduction to one Assistant Chief position, a reclassification is more justifiable.

Cont'd.....

Board of Administration, March 3, 1972 (PERSONNEL - 2)

CLAUSE NO. 1 (cont'd.)

In view of the foregoing, I recommend that these positions be upgraded from Pay Grade 25 (\$806-965) to 26 (\$843-1013) effective from March 1, 1971. Class specification No. 309, "Probation Officer III", has been appropriately revised to reflect these changes".

The estimated additional annual recurring cost of this proposal calculated at the increase in top steps (1971 2nd half rates) and including fringe benefits at 10% is \$3,168.

The cost for ten (10) months 1971 is \$2,640.

The Comptroller of Accounts reports that costs for 1972 estimated at \$3,168 will be provided by an adjustment of the 1972 Departmental salary appropriation during budget review.

This report has been discussed with the Acting Chief Probation Officer and the Acting Business Manager, Municipal and Regional Employees Union, both of whom concur."

SUMMARY OF RECOMMENDATIONS:

<u>Incumbent</u>	<u>Present Classification</u>	<u>Proposed Classification</u>	<u>Effective Date</u>
M. Anderson	Probation	Probation	March 1, 1971
K. Bogas	Officer III	Officer III	
J. Cobbin	P.G. 25(\$965)*	P.G. 26(\$965-1013)*	
A. Fitch			
N. Nixon			

* Effective range under Personnel Regulation 160-1(a) (2)

1971 2nd half rates

Your Board RECOMMENDS:

- (a) that the foregoing recommendations of the Acting Director of Personnel Services be adopted.
- (b) that the revised Class Specification No. 309 "Probation Officer III" be approved.

FOR COUNCIL ACTION SEE PAGE(S) 204

BOARD OF ADMINISTRATIONPROPERTY MATTERSMARCH 3, 1972RECOMMENDATIONS1. Park Site #20, 4th Avenue and
Victoria Drive

The Supervisor of Property and Insurance reports as follows:

"The acquisition of privately-owned properties for park purposes within the boundaries of Park Site #20 (generally South of 4th Avenue, West of Victoria Drive) were completed as part of the 1965 - 1970 five-year Parks acquisition program.

On December 15th 1970, City Council approved the 1971-75 Parks Site Purchase Program, in which the sum of \$80,000.00 representing the estimated market value was included for the purchase of City-owned lots in this park site. The Parks Board has agreed to pay this sum and has approached the City with respect to the purchase of these lots.

A plan of subdivision with respect to this park site and an adjacent school site has been prepared by the City Engineer and marginally numbered LD 1228. This plan will dedicate certain portions of the lots which are required for road purposes; will consolidate into one parcel all the privately-owned and City-owned lots acquired for park purposes together with adjacent closed roads; and will consolidate into one parcel the school site and a closed portion of 4th Avenue, as recommended by Council on January 25th 1972. It is therefore

RECOMMENDED

- (1) that the following tax sale lots be transferred for park use, for the sum of \$80,000.00. Lots 9, 11, 12, 13 ex. E. 20', 22 ex. E. 20', 23, 24, 27, 28 ex. right-of-way, 29, 30 and ptn. of C, Block 1, Subdivision D; Lots 21 and 30 to 32, Block 2, Subdivision B; all in Block 146, D.L. 264A;
- (2) that plan of subdivision marginally numbered LD 1228 be signed on behalf of the City of Vancouver by the Mayor and the City Clerk and deposited in the Land Registry Office;
- (3) that the parcel designated "Lot F" on the plan of subdivision marginally numbered LD 1228 be turned over to the care, custody and control of the Board of Parks and Public Recreation."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be approved.

2. Assignment of Lease and Sub-Lease
Victoria Drive Street End South
and Waterlot fronting

The Supervisor of Property and Insurance reports as follows:-

"By Resolution of Council dated October 19th, 1965, Victoria Drive Street End was leased to River Towing Company Limited for a 21 year term subject to one year's notice of cancellation after the first 5-year period, said lease to run concurrently with a sub-lease of the waterlot fronting Victoria Drive Street End.

cont'd....

Board of Administration, March 3, 1972 (PROPERTY MATTERS -2)

Clause #2 continued:

Application has now been received to assign the interests of River Towing Company Limited to Rivtow Marine Ltd. The above request results from a corporate name change and amalgamation of numerous subsidiary companies including River Towing Company Limited. The original sub-lease requirements of the lease are being complied with.

RECOMMENDED that consent be given to an assignment of the Victoria Drive Street End and a sub-lease of the waterlot fronting Victoria Drive Street End from River Towing Company Limited to Rivtow Marine Ltd., subject to the approval of the North Fraser Harbour Commissioners as head lessor, the documents of assignment to be satisfactory to the Corporation Counsel."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

3. Expropriation for Provincial Courts
(Vancouver) Complex
213-215 East Cordova Street

The Supervisor of Property and Insurance reports as follows:

"City Council on April 28th, 1970, approved the Board of Administration's recommendation that Lots 11 & 12, Block 5, D.L. 196, be expropriated for the Provincial Courts (Vancouver) Complex."

Also approved was the recommendation appointing Professor E.C.E. Todd as the City's nominee to the Board of Arbitration.

However, the City Solicitor, by letter dated February 14th, 1972, a copy of which is attached, advised that Professor Todd has resigned his position as Arbitrator. The City Solicitor requests that Mr. Charles E. Morris be appointed in his place.

RECOMMENDED that Mr. Charles E. Morris be appointed as the City's nominee to the Board of Arbitration in the above expropriation replacing Professor E. C. E. Todd."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

4. Sale - Heavy Industrial
N/E corner of Hawks Avenue and Cordova Street
Redevelopment Project II, Area A-5

The Supervisor of Property and Insurance reports as follows:

"The City of Vancouver, in partnership with the Government of Canada (Central Mortgage and Housing Corporation) and the Province of British Columbia, has, under Urban Renewal Project 2, acquired and cleared certain lands which were advertised for sale through this office on behalf of the Partnership subject to the following conditions:

- (a) purchasers must submit with their offers for the land information on the use and approximate size and type of building or buildings proposed;

cont'd.....

Clause #4 continued:

- (b) purchasers will be required to enter into an agreement with the City of Vancouver to start development within eighteen months and to complete development within thirty-six months from the date of the purchase;
- (c) the date of sale will be the date of issuance of the development permit;
- (d) the successful tenderer must obtain a development permit within 120 days from the date of Council's approval of the sale;
- (e) no purchaser shall, except with the prior written consent of the City, resell, lease or otherwise dispose of the land in the project area before development is completed;
- (f) the purchaser shall grant the City on behalf of the Partnership an option to repurchase the land at the net sale price, which option will be exercised if development is not started within 18 months or is not completed within 36 months from the date of purchase;
- (g) the purchaser agrees if his bid is accepted to support any local improvements which have been initiated by the City and to pay the levies imposed against the land under the Local Improvement By-law with respect thereto.

RECOMMENDED that the following offer to purchase be approved under the terms and conditions set down by City Council.

<u>Name</u>	<u>Lot</u>	<u>Size</u>	<u>Sales Price</u>	<u>Zone</u>
Arlor Properties Limited	A	16,923 sq.ft. Irregular	\$60,000.00	M-2 Heavy Industrial

Terms: One quarter down and the balance payable in 4 equal instalments at 6, 12, 18 and 24 months.

The purchaser proposes to develop a one storey concrete block industrial building in accordance with existing zoning regulations. The Planning Department has approved the proposed form of development."

5. SALES - RESIDENTIAL

Recommended that the following sales by tender be approved under the terms and conditions set down by City Council, being in each case the highest offer received.

re: Lot 10 except Pcl. "A", Ref. Plan 1284 and except Sub. "A" and "B", Plan 5856, and except the South 10 feet of Lot 10 (except Pcl. "A" and except Subs "A" and "B", filing 35207), Block 5, D.L. 314, S/S 49th Avenue West of Dunbar. Zoned: RS-1

<u>Name</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Blackmore Constr. Limited	10	66' x 136'	\$20,050.00	Cash	Site contains peat, no guarantee given to soil stability; Development to be in accordance with "Sewerage Drainage & Development in the Lower Musqueam Area" report, R/C Oct. 5/65

Board of Administration, March 3, 1972 . . . (PROPERTY MATTERS - 4)

Clause #5 continued:

re: Lot A of the West 66' of Lot 10 except the South
10' established filing 35207, Block 5, D.L. 314,
S/S 49th Avenue, West of Dunbar, Plan 5856,
Zoned: RS-1

<u>Name</u>	<u>Lot</u>	<u>Approx.Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Blackmore Constr. Limited	A	66' x 136'	\$20,050.00	Cash	Public Utility Easement over W.5'; Site contains peat, no guarantee given to soil stability; Development to be in accordance with "Sewerage Drainage & Development in the Lower Musqueam Area" report, R/C Oct. 5/65.

re: Lots D to G inclusive, Block 103, D.L. 36,
Plan 14161, West Side Joyce Street, between
29th Avenue and Moscrop Street. Zoned RS-1

<u>Name</u>	<u>Lot</u>	<u>Approx.Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Hugo Morawsky	D	4,800 sq.ft. Irregular	\$12,260.00	City Terms @ 9%	Subject to a bulkhead agreement.
Par Constr. Limited	E	45' x 99'	\$12,900.00	City Terms @ 9%	Subject to a bulkhead agreement.
Par Constr. Limited	F	45' x 99'	\$12,800.00	City Terms @ 9%	Subject to a bulkhead agreement
Par Constr. Limited	G	45' x 99'	\$12,600.00	City Terms @ 9%	Subject to a bulkhead agreement.

re: Lots A-C inclusive, Block O, Section 44, THSL
Plan 14122, Sit: N/S 16th Avenue, bet. Kaslo
and Renfrew Streets. Zoned: RS-1

<u>Name</u>	<u>Lot</u>	<u>Approx.Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Kline Bros. Realty Ltd.	A	44' x 121'	\$14,700.00	City Terms @ 9%	Subject to a bulkhead agreement; Site contains fill, no guarantee given to soil stability.
Kline Bros. Realty Ltd.	B	44' x 121'	\$14,700.00	City Terms @ 9%	Subject to a bulkhead agreement; Site contains fill, no guarantee given to soil stability.
Ideal Enter- prises Limited	C	44' x 121'	\$14,940.00	City Terms @ 9%	Subject to a bulkhead agreement; Site contains fill, no guarantee given to soil stability.

cont'd.....

Clause #5 continued:

re: Lots C & D inclusive, Block N, Sec. 44, THSL
Plan 14122, S/S 16th Avenue between Kaslo and
Renfrew Sts., & Former 17th Avenue. Zoned RS-1

Ken Milnes	C	48' x 107'	\$14,651.00	City Terms @ 9%	Site contains fill, no guarantee given to soil stability.
Block Bros. Limited	D	6,893 sq.ft. Irregular	\$14,640.00	City Terms @ 9%	Site contains fill, no guarantee given to soil stability.

re: Lots E - K inclusive, Block N, Sec. 44, THSL
Plan 14122, N/S 16th Avenue between Kaslo and
Renfrew Streets. Zoned RS-1 (Cont'd)

<u>Name</u>	<u>Lot</u>	<u>Approx.Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Andrew Rusin	E	8,637 sq.ft. Irregular	\$14,927.57	City Terms @ 9%	Site contains fill, no guarantee given to soil stability; Public utility easement over the Southerly 5'.
Cecil Morton Homes Ltd	F	7,726 sq.ft. Irregular	\$15,000.00	City Terms @ 9%	Site contains fill, no guarantee given to soil stability; Public utility easement over the Southerly 5'.
Cecil Morton Homes Ltd.	G	6,826 sq.ft. Irregular	\$15,000.00	City Terms @ 9%	Site contains fill, no guarantee given to soil stability; Public utility easement over the Southerly 5'.
Mi-Mo Holdings Limited	H	7,396 sq.ft. Irregular	\$14,620.00	City Terms @ 9%	Site contains fill, no guarantee given to soil stability; Public utility easement over the Southerly 5'.
George Rusin	I	6,675 sq.ft. Irregular	\$14,957.79	City Terms @ 9%	Subject to a bulkhead agreement; Site contains fill, no guarantee given to soil stability.
Kline Bros. Realty Ltd.	J	52' x 110'	\$14,400.00	City Terms @ 9%	Site contains fill, no guarantee given to soil stability.
Kline Bros. Realty Ltd.	K	52' x 110'	\$14,400.00	City Terms @ 9%	Site contains fill, no guarantee given to soil stability.

Board of Administration, March 3, 1972 . . . (PROPERTY MATTERS - 6)

RECOMMENDATION

6. Extension of City's Liability Insurance Coverage for One Year

The Director of Finance and Supervisor of Property & Insurance report as follows:

"On November 3, 1970, Council adopted a detailed report from the Director of Finance recommending a review in depth of the City's liability insurance requirements. In adopting the report, Council established a committee of officials and approved the appointment of an insurance consultant to assist the committee in its review.

A great deal of work has been done. The review has reached the stage of preparing the detailed documents to be given to the competing brokers so that they may prepare their proposal-quotations. However, the work that remains is legal and the Law Department has been unable to devote sufficient time during the last half year to complete the work.

The existing liability policy expires on April 1, 1972 and it is impossible to complete the review and have the brokers submit their proposals in time.

We would therefore RECOMMEND

That the existing liability insurance policy be extended for one year at a premium cost of \$14,200 (1971 premium \$14,200) plus \$600 for additional premises that have been added in the past year.

Your Board

RECOMMENDS that the above recommendation of the Director of Finance and Supervisor of Property and Insurance be adopted.

7. Advance Purchase - Britannia Community Services Centre - 1637 William Street

The Supervisor of Property and Insurance reports as follows:-

"On July 13th, 1971, City Council authorized the Supervisor of Property and Insurance to negotiate the advance purchase of private properties in Stage I of the proposed Britannia Community Services Centre on the initiative of owners.

Lot 19, Block 38, D.L. 264A, known as 1637 William Street, is located in Stage I and has been offered for sale to the City by the owners.

These premises comprise a 2½ storey and basement frame dwelling with a main floor area of approximately 950 sq. ft., erected in 1912 on a site 33' x 122', zoned RM-3. This dwelling contains 11 rooms, divided into 4 rental units, 11 plumbing fixtures, has a patent shingle roof, siding exterior, full concrete basement and is heated by an automatic gas hot air furnace. All units are presently occupied by tenants. The condition of this dwelling is average for age and type.

Following negotiations, the owners have agreed to sell for the sum of \$23,000.00 subject to the following:-

- (a) An advance payment to the owners in the sum of \$5,000.00 upon receipt of a registrable deed in favour of the City of Vancouver.

cont'd....

Board of Administration, March 3, 1972 . . . (PROPERTY MATTERS - 7)

Clause #7 continued:

- (b) The sale date to remain open until June 30th, 1972.
- (c) The balance of the purchase price to be paid to the owners upon delivery of vacant possession of the property.
- (d) The owners to reserve the right to remove 4 gas stoves and 4 refrigerators at the time the tenants vacate; before or after the City takes possession of the premises.

The foregoing represents a fair and reasonable price for this property. This transaction has been reviewed by Central Mortgage & Housing Corporation and the details thereof entered in their records. It is proposed to demolish this dwelling when vacant.

RECOMMENDED that the Supervisor of Property & Insurance be authorized to acquire this property for the sum of \$23,000.00 on the foregoing basis chargeable to Code #531/1217 - Advance Purchases - Redevelopment."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property & Insurance be adopted.

8. Acquisition for Replotting - S.E. Sector
3192 S.E. Marine Drive

The Supervisor of Property and Insurance reports as follows:

"City Council on March 30th, 1971, approved the Board of Administration recommendation that the Lot C in the North Part of Block 8, D.L. 330, be expropriated for the realignment of S.E. Marine Drive and for replotting purposes.

Also, on November 16th, 1971, City Council approved the Board of Administration recommendation approving the offer of \$45,000.00 as compensation for the property and appointing Professor E. C. E. Todd as the City's nominee to the Board of Arbitration.

However, the City Solicitor has now advised that Professor Todd has resigned his position as Arbitrator. The City Solicitor requests that Mr. Charles E. Morris be appointed in his place.

RECOMMENDED that Mr. Charles E. Morris be appointed as the City's nominee to the Board of Arbitration in the above expropriation replacing Professor E. C. E. Todd."

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

9. Acquisition for Camosun Park Extension
 4000 Block West 22nd Avenue

The Supervisor of Property and Insurance reports as follows:-

"On September 21st, 1971, City Council approved the expropriation of Sub. 10 of Lot 2 and Lot 17 of Lot 4, both in Block 42, D.L. 139, the owners having refused final offers of \$5,250.00 for each lot.

These lots are located on the North and South sides, respectively, of 22nd Avenue between Camosun and Crown Streets and are the two remaining privately-owned lots required for this park site.

Said lots are each 33' x 122' in size, zoned RS-1, One Family Dwelling District, and lack all services.

As a result of further negotiations, through the solicitor for the owners, they have agreed to sell for the total sum of \$11,500.00 (i.e. \$5,750.00 per lot), inclusive of all considerations, as of January 1st, 1972. This settlement price is considered to be realistic and is endorsed by the City Solicitor.

RECOMMENDED that the Supervisor of Property and Insurance be authorized to acquire the above property for the sum of \$11,500.00 on the foregoing basis chargeable to Code 4189/- (Park Board Clearing Account.)"

Your Board

RECOMMENDS the foregoing recommendation of the Supervisor of Property and Insurance be adopted.

10. SALES - Residential

Recommended that the following offer to purchase received by the Supervisor of Property & Insurance be approved under the terms and conditions set down by City Council, being in this case the highest offer received.

re: Lot L, Block N, Section 44, T.H.S.L.
 Situating on Kaslo Street between the
 Former 17th Avenue and the lane North

<u>Name</u>	<u>Lot</u>	<u>Approx. Size</u>	<u>Sales Price</u>	<u>Terms</u>	<u>Conditions</u>
Luigi Garbin	L	52' x 110'	\$15,600.00	City Terms @ 9%	The lot contains fill, no guarantee given to soil stability; Subject to bulkhead agreement; Subject to a public Utility Easement over the South 5'.

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REPORT TO COUNCIL

STANDING COMMITTEE ON TRANSPORTATION

FEBRUARY 24, 1972

A meeting of the Standing Committee of Council on Transportation was held on Thursday, February 24, 1972, at 9:30 a.m. in #2 Committee Room.

PRESENT: Alderman Wilson, Chairman
Aldermen Hardwick, Sweeney, Bird,
Broome, Phillips, Rankin
and Linnell.

ABSENT: His Worship the Mayor (Civic Business)
Alderman Adams (Leave of Absence)
Alderman Calder

CLERK: M. James

The Minutes of the meeting of January 13, 1972, were adopted.

PART II

The following action of the Committee is submitted to Council for INFORMATION:

1. Third Crossing - Burrard Inlet

At the regular Council meeting of February 1, 1972, Alderman Phillips submitted to each Member of Council a copy of drawing No. 314 as prepared by Swan Wooster - C.B.A. in their three volume report of the Third Crossing of Burrard Inlet. This drawing showed certain approaches on the south end of the Crossing as it entered the City of Vancouver, and Alderman Phillips questioned the arrangements made to handle the various traffic flows to the Crossing.

The Chairman reminded the Committee Members present that he had stated at that February 1st meeting of Council, his intent to call a meeting of the Transportation Committee to review details such as the one raised by Alderman Phillips.

To assist the Committee, Mr. Leighton and other members of the Consultants' consortium were present.

The various Committee Members raised points with the Consultants and the members of the staff present, and discussed generally the relationships of certain details and certain overall assumptions made in the development of the design of the Third Crossing of Burrard Inlet and its connections to other traffic facilities in the City of Vancouver.

The Committee discussed the broad impact of transportation on the development of the central business district and the other areas of the City and were given further information by members of the staff present.

The meeting adjourned at approximately 11:00 a.m.

FOR COUNCIL ACTION SEE PAGE(S) 206